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KAEMPFER

CROWELL

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April 1, 2025

VIA EMAIL

CITY OF NORTH LAS VEGAS PLANNING AND ZONING
2250 Las Vegas Blvd. North, Suite 114
North Las Vegas, NV 89030

**Re: Letter of Intent – Property Reclassification adding Urban Agricultural Overlay
Roger Pryor Enterprises
APN: 139-05-203-002**

To Whom It May Concern:

Please be advised this firm represents Roger Pryor Enterprises (the “Applicant”) in the above referenced matter. The Applicant has a residence, two existing greenhouses, and an accessory structure on 1.71 acres west of Simmons Street and north of Craig Road (the “Property”). The Property is more particularly described as Assessor’s Parcel Number 139-05-203-002. The Property is currently zoned R-1 with a land use designation of Mixed-Use Commercial. The Applicant requests a Property Reclassification to add the Urban Agricultural Overlay to its existing zoning designation.

By way of background, the Property was originally purchased in 1965. After the initial purchase of the Property, the original owner built one greenhouse on the Property. In 1979, Larry Kremenek bought the Property and built the house, the second greenhouse, and the accessory structure. Larry Kremenek ran his business, Nevada Indoor Plants, at the Property. In 1985, Roger Pryor purchased the business and the Property. Roger Pryor ran the same plant business until Howard Meyer purchased the business and leased the Property in 1998. In 2006, Howard Meyer bought the Property and has been running the business since.

The Applicant requires the Urban Agricultural Overlay to allow the existing greenhouse use and to obtain a business license in the City of North Las Vegas. The Applicant has a Nevada State Business License and a City of Las Vegas Business License. The business provides decorative plants and flowers to events. The events have only been in the City of Las Vegas, and the Applicant’s business does not have any clients or customers come to the Property.

The addition of the Urban Agricultural Overlay is warranted to bring the greenhouse use into conformance with the Title 19. All structures already exist on the Property. There will be no adverse impact to the surrounding community with the addition of the Urban Agricultural Overlay.

Thank you in advance for your time and consideration regarding this application. Please feel free to contact me should you have any questions or concerns.

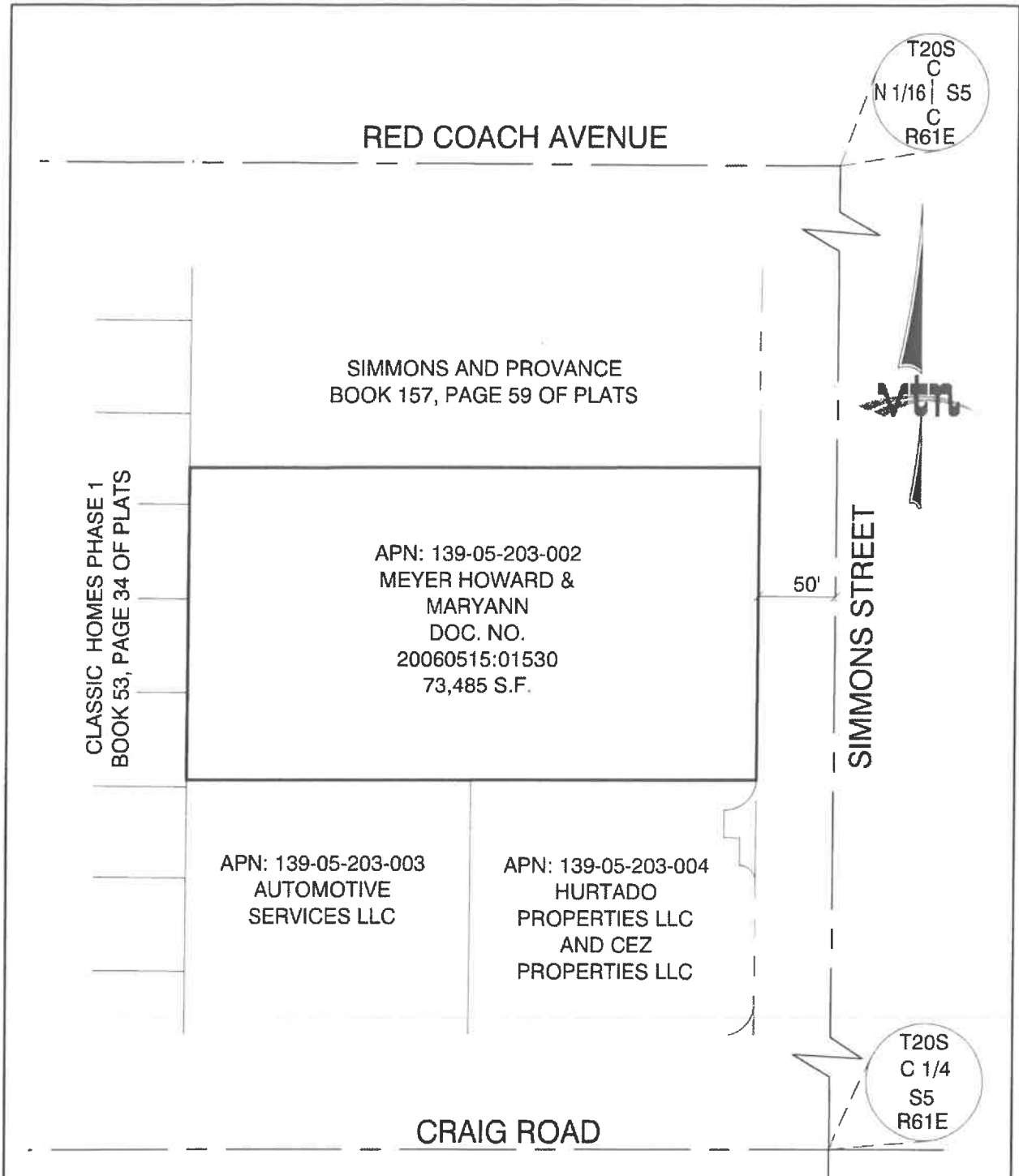
Sincerely,

KAEMPFER CROWELL



Mark W. Mulhall

MWM/ann



G:\8438\Legals\8438 Zoning.dwg

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

SITE PLAN
APN: 139-05-203-002

SCALE	HORZ. 1"= 100'
	VERT.
W.O. NO.	8438
DRAWN BY:	BT
DATE:	03/2025
SHEET	1 OF 1

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 IS REDUCED FROM 1:1717 ORIGINAL

MAP LEGEND

- PARCEL BOUNDARY
- SUB BOUNDARY
- PULD BOUNDARY
- ROAD EASEMENT
- MATCH / LEADER LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- HISTORIC PULD BOUNDARY
- SECTION LINE
- CONDOMINIUM UNIT
- AIR SPACE POL
- RIGHT OF WAY POL
- SUB-SURFACE POL
- 001 PARCEL NUMBER
- 100 ACREAGE
- 202 PARCEL SUBSID NUMBER
- PB 24-46 PLAT RECORDING NUMBER
- 5 BLOCK NUMBER
- 5 LOT NUMBER
- 5 GOV. LOT NUMBER

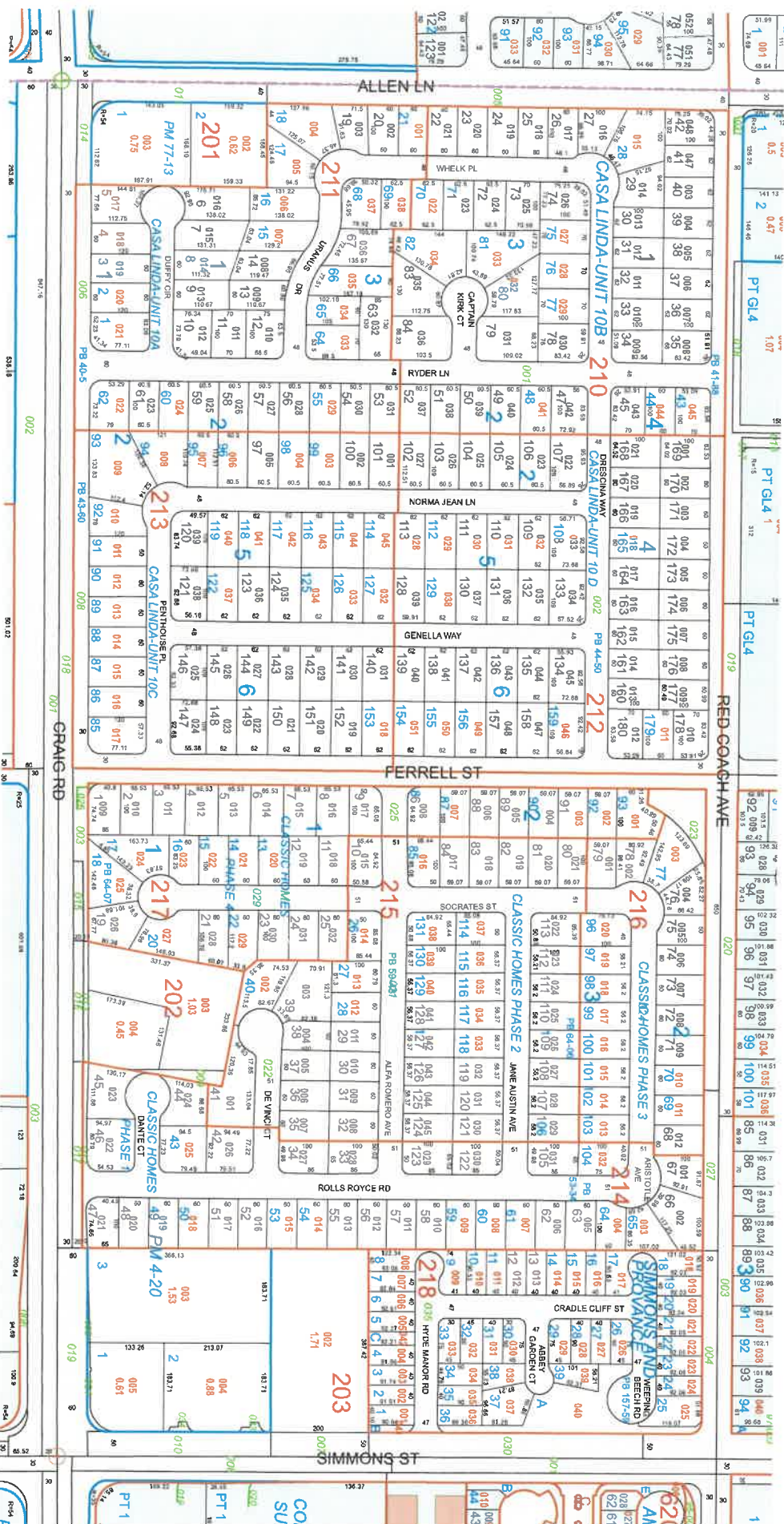
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ASSESSOR'S PARCELS - CLARK COUNTY, NV.

Briana Johnson - Assessor

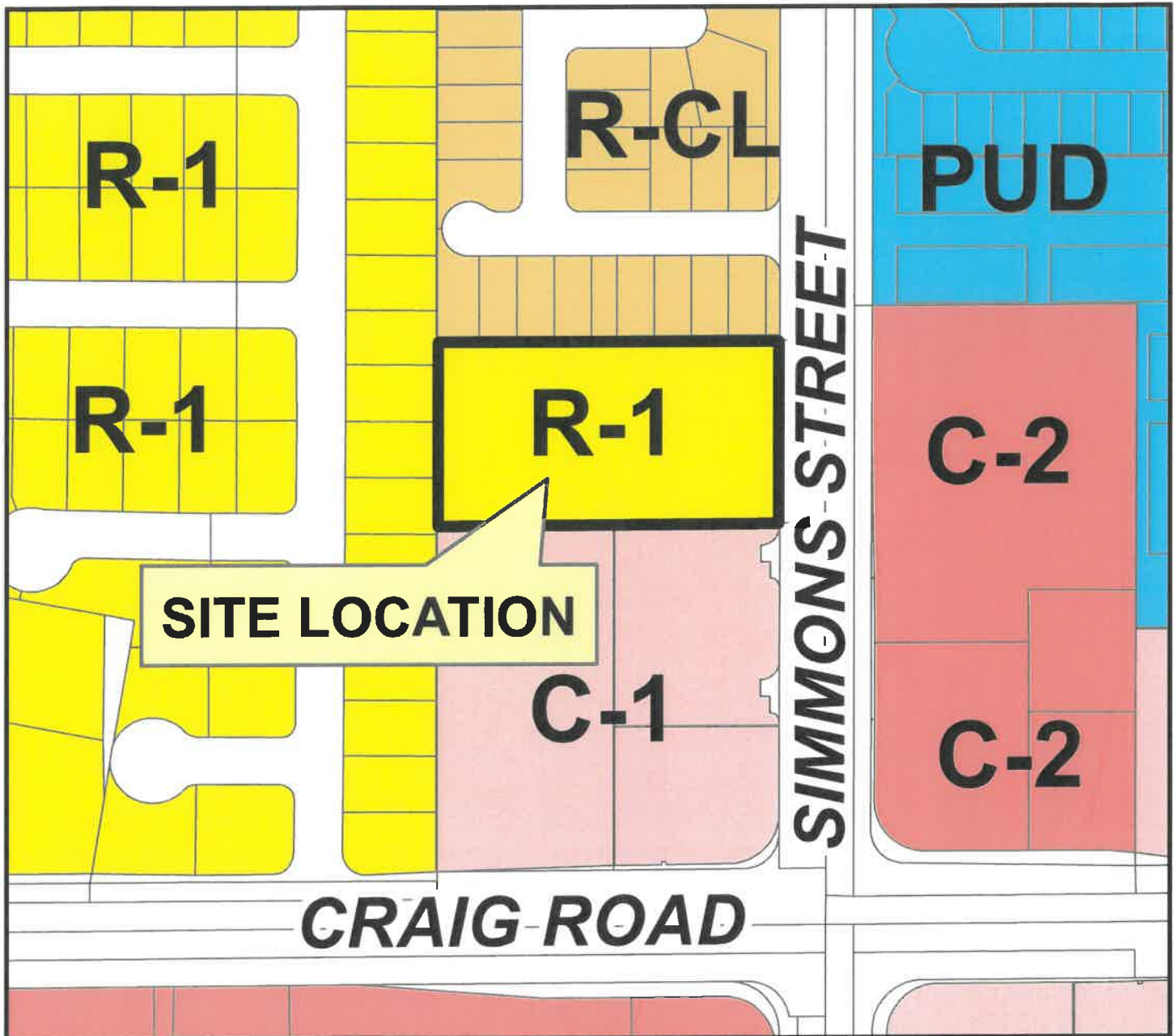


TAX DIST 250



THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: Roger Pryor Enterprises
Application Type: Property Reclassification
Request: To Add the UA (Urban Agriculture Overlay District)
to 1.71 Acres in a R-1, Single-Family Low Density District.
Project Info: 4437 Simmons Street.
Case Number: ZN-04-2025

4/07/2025

