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CROWELL**

ATTORNEYS AT LAW

LAS VEGAS OFFICE

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September 24, 2020

NORTH LAS VEGAS COMPREHENSIVE PLANNING DEPARTMENT
2250 Las Vegas Blvd. North
North Las Vegas, Nevada 89106

**Re: Justification Letter – Special Use Permit
4535 Statz Street, Unit A
APN: 139-01-213-006**

To Whom It May Concern:

This firm represents Vegas Valley Cremation (the “Applicant”) in the above referenced matter. The proposed project is located at 4345 Statz Street in North Las Vegas (the “Property”). The Property is more particularly described as Assessor’s Parcel Number 139-01-213-006 and is currently zoned M-2. The Applicant is requesting a special use permit to allow for a cremation facility on the Property.

Crematories are permitted within M-2 upon the approval of a special use permit. The Property is located within an industrial center north of Craig Road. The proposed facility will occupy Unit A of the existing building, approximately 4,500 square feet, and will not be open to the public. The facility will operate as a cremation and refrigeration location only with a single employee and vehicle. All loading and unloading will take place inside the building. All operations within the building will take place between 8am to 5pm, Monday through Sunday.

The Applicant has completed the required survey to show the Property complies with the NRS provision that cremation facilities must not be within 1,500 feet of residential. That survey is included with the application. The Applicant will be relocating a cremation machine that is currently being operated at another location in Henderson. The current machine has already been approved by the Division of Air Quality and determined the regulated air pollutants do not exceed the applicability threshold.

Thank you in advance for your consideration. Please do not hesitate to let me know if you have any questions or concerns.

Sincerely,

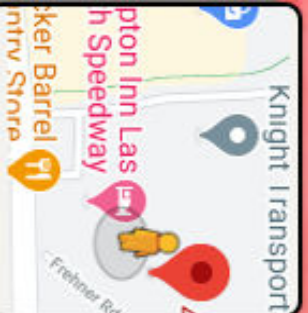
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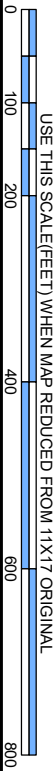




This map is for assessment use only and does NOT represent a survey.

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.



MAP LEGEND

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

ASSESSOR'S PARCELS - CLARK COUNTY, NV.

Briana Johnson - Assessor

BOOK
T20S R61E

SEC.
1

MAP
S 2 NW 4

139-01-2

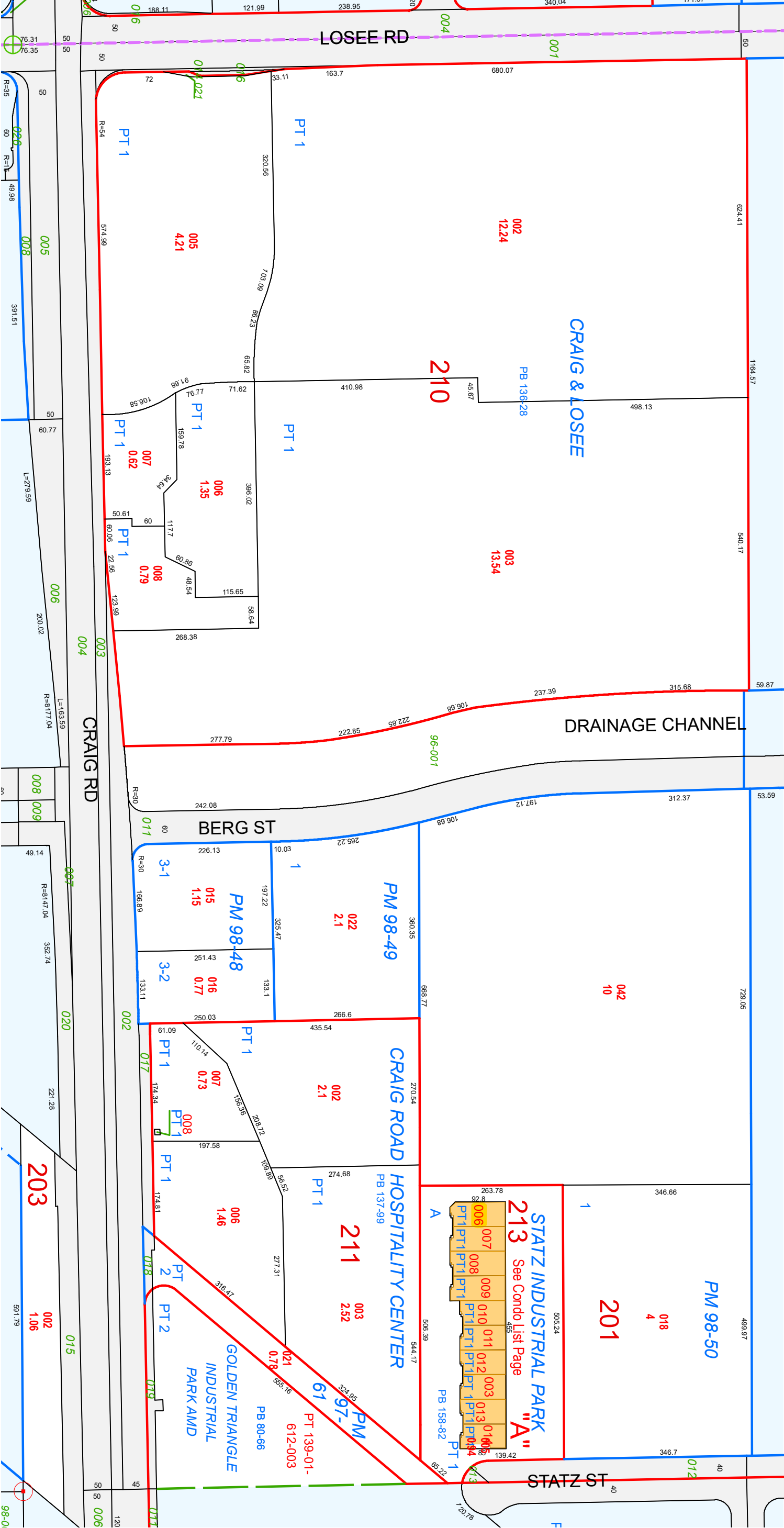
100-101	102-10
125-124	123-12

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

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

Scale: 1" = 200'

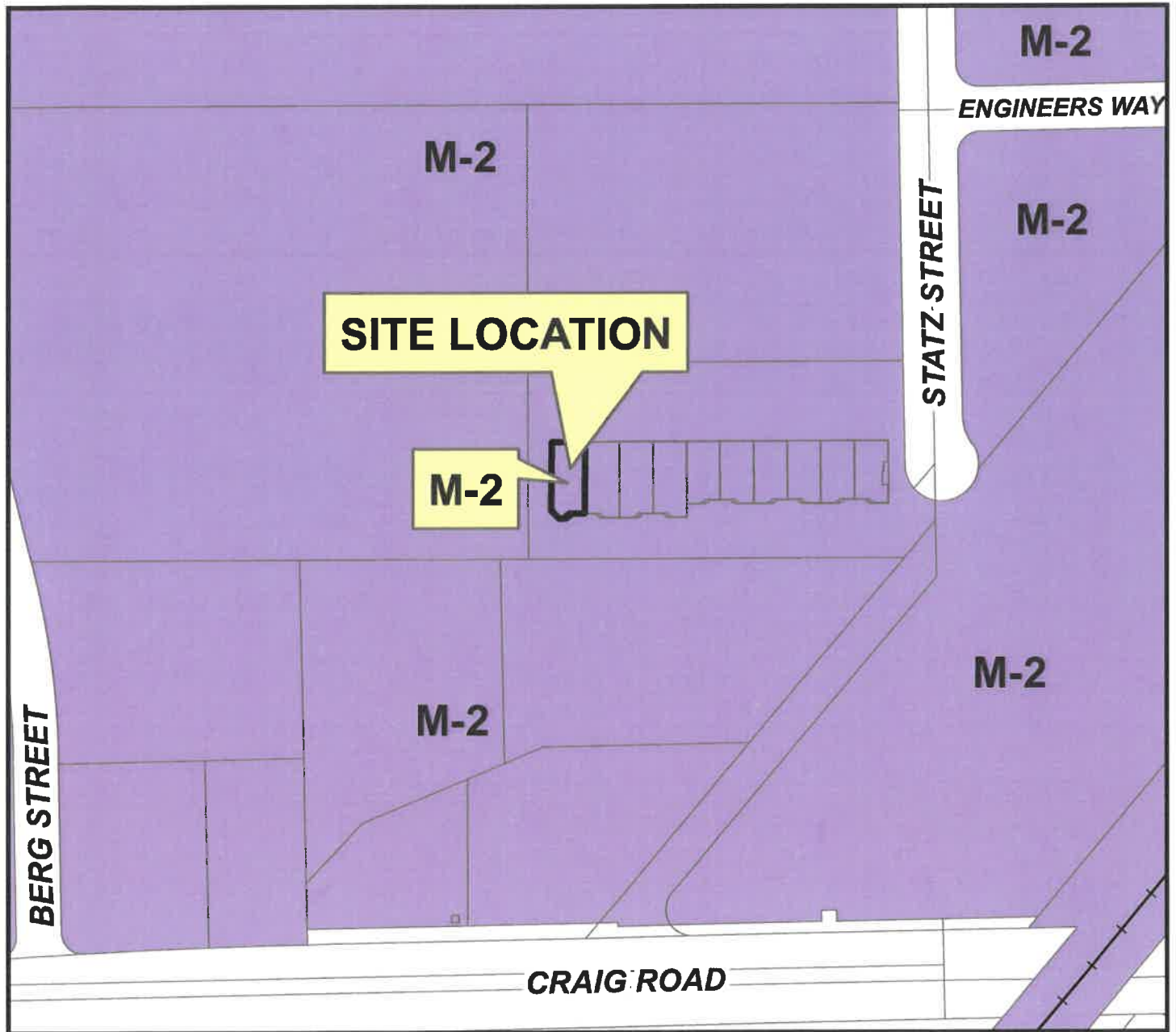
Rev: 7/10/2019





THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: Vegas Valley Cremation
Application Type: Special Use Permit
Request: To Allow a Crematorium
Project Info: 4535 Statz Street, Unit A
Case Number: SUP-38-2020

10/21/2020

