

**KAEMPFER
CROWELL**

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December 1, 2020

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

**Re: *Justification Letter – Zone Change
Beesley Drive and Azure Avenue
Caprock Partners***

To Whom It May Concern:

This firm represents Caprock Partners (the “Applicant”) in the above referenced matter. The proposed project is located near the northwest corner of Beesley Drive and Azure Avenue in North Las Vegas, Nevada (the “Property”). The Property is more particularly described as Assessor’s Parcel Numbers 123-27-101-003 and would be part of an overall project on a total of approximately 16.07 acres. The Applicant is requesting a zone change on the Property.

The Property is master planned Heavy Industrial (HI) and zoned Open Land (O-L). The Applicant is requesting the parcel to be rezoned to M-2 to allow for the development of future industrial. The surrounding area has been trending toward large industrial developments. Most recently, the 85 acres directly adjacent to the west of the Property was rezoned to M-2 to allow for future industrial uses. Farther west, on the other side of Nicco Way is a pending application for additional property to be rezoned to M-2 for industrial uses. Therefore, the Applicant believes the requested zone change is appropriate for the Property and will not negatively impact the surrounding area.

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

Sincerely,

KAEMPFER CROWELL

/s/ Robert J. Gronauer

Robert J. Gronauer



LEGEND

	PROPERTY LINE
	EASEMENT
	PUBLIC RIGHT-OF-WAY
	RIGHT-OF-WAY BOUNDARY
	RIGHT-OF-WAY BOUNDARY



TROPICAL ASSEMBLAGE 2.0
ZONING CHANGE EXHIBIT
CITY OF NORTH LAS VEGAS, NV

SCALE (H): 1"=100'
 SCALE (V): N/A
 DESIGNED BY: RM
 DRAWING BY: RM
 CHECKED BY: RM
 DATE: 12/01/20

Kimley»Horn
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NO.	REVISION	BY	DATE	APPR.

PROJECT NO. 20-000000
 DRAWING NO. ZC-1
 1 OF 1

Neighborhood Meeting Summary
Beesley/Azure
November 30, 2020

A neighborhood meeting was held for the above project on Monday, November 30, 2020 at the Las Vegas Motor Speedway. A copy of the notice is attached. Joseph Dagher from Kaempfer Crowell attended the meeting on behalf of the developer.

There were no neighbors in attendance. One neighbor called the night of the meeting. Joseph Dagher spoke to him. He has no opposition and just wanted to ensure the rezoning application does not include his parcels.



Briana Johnson - Assessor

HISTORIC PM/LD BOUNDARY SECTION LINE	<u>5</u> LOT NUMBER	G1.5 GOV. LOT NUMBER

BOOK

T19S R62E

SEC

27

6 6 4 3 2 1

7 8 9 10 11 12

13 14 15 16 17 18

19 20 21 22 23 24

25 26 27 28 29 30

31 32 33 34 35 36

101 102 103

124 123 122

139 140 141

Scale: 1" = 200'

Rev 6/6/2020

ATTN

N 2 NW 4

8 4 8 4

5 1 5 1

6 2 6 2

7 3 7 3

8 4 8 4

5 1 5 1

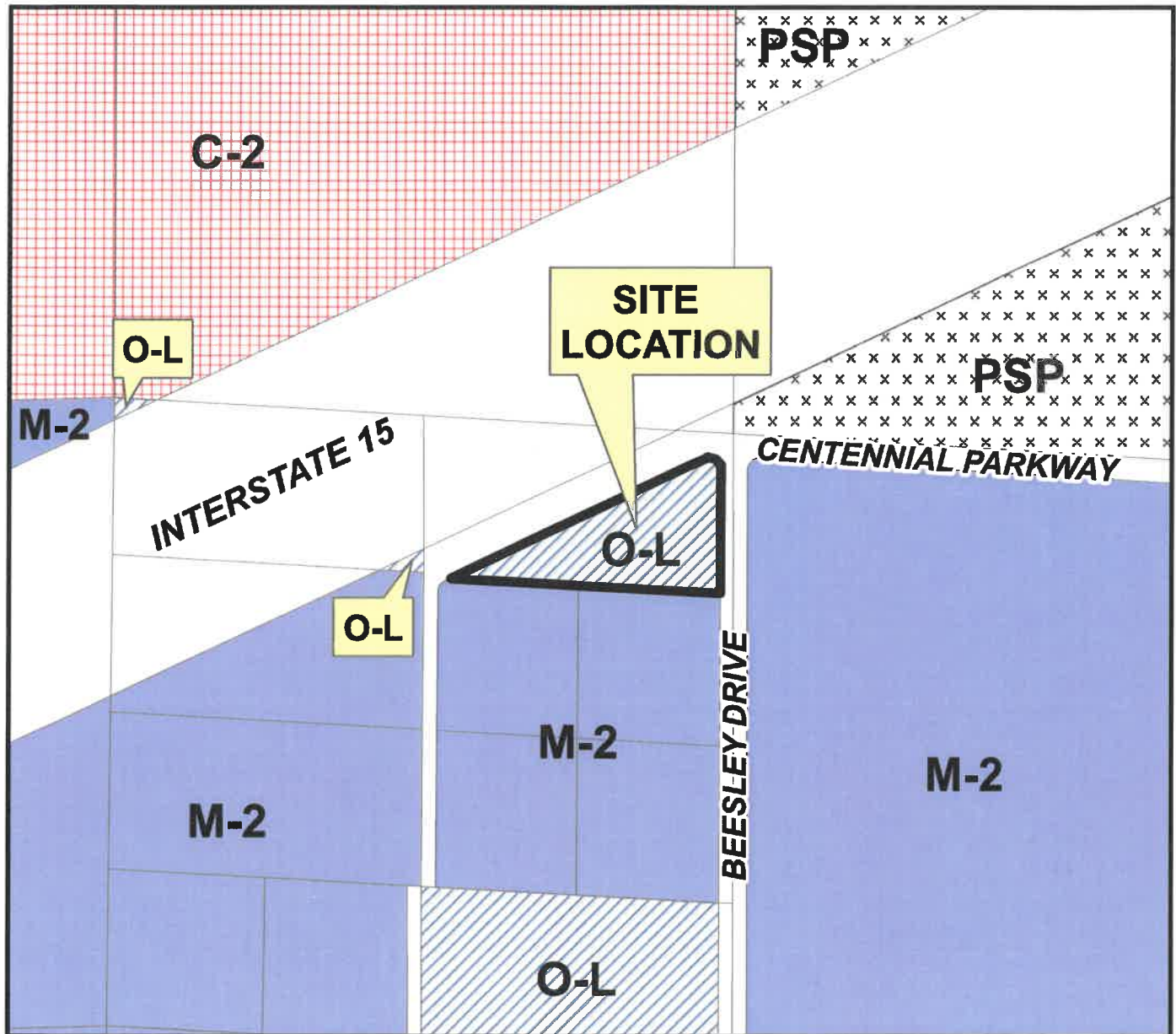


TAX DIST	254,250
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THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: CapRock Partners
Application Type: Property Reclassification
Request: From O-L (Open Land District) to M-2 (General Industrial District)
Project Info: Southwest corner of Centennial Parkway and Beesley Drive
Case Number: ZN-24-2020

12/8/2020

