

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 123-27-101-002 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
- RIGHT OF WAY LINE
- STREET CENTERLINE
- BOUNDARY TO CENTRAL SUBDIVISION (4-3)

GRAPHIC SCALE IN FEET

0 10 20 30 40 50

NORTH

PROJECT NO. 2813/2008

DRAWING NAME ZC-1

1 OF 1

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

SCALE (H): 1"=100'

SCALE (V): N/A

DESIGNED BY: RG

DRAWN BY: JHT

CHECKED BY: RG

DATE: 12/01/20

Kimley»Horn

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7740 North 16th Street, Suite 300

Phoenix, Arizona 85020 (602) 944-5500

NO.	REVISION	BY	DATE	APPR.

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.

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 1:1X17 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
 - Road Parcel Number
 - Parcel Number
 - Parcel Acreage
 - Parcel Subseq Number
 - PLAT RECORDING NUMBER
 - Block Number
 - Lot Number
 - Govt Lot Number

BOOK 199S R62E

101	102	103
124	123	122
139	140	141

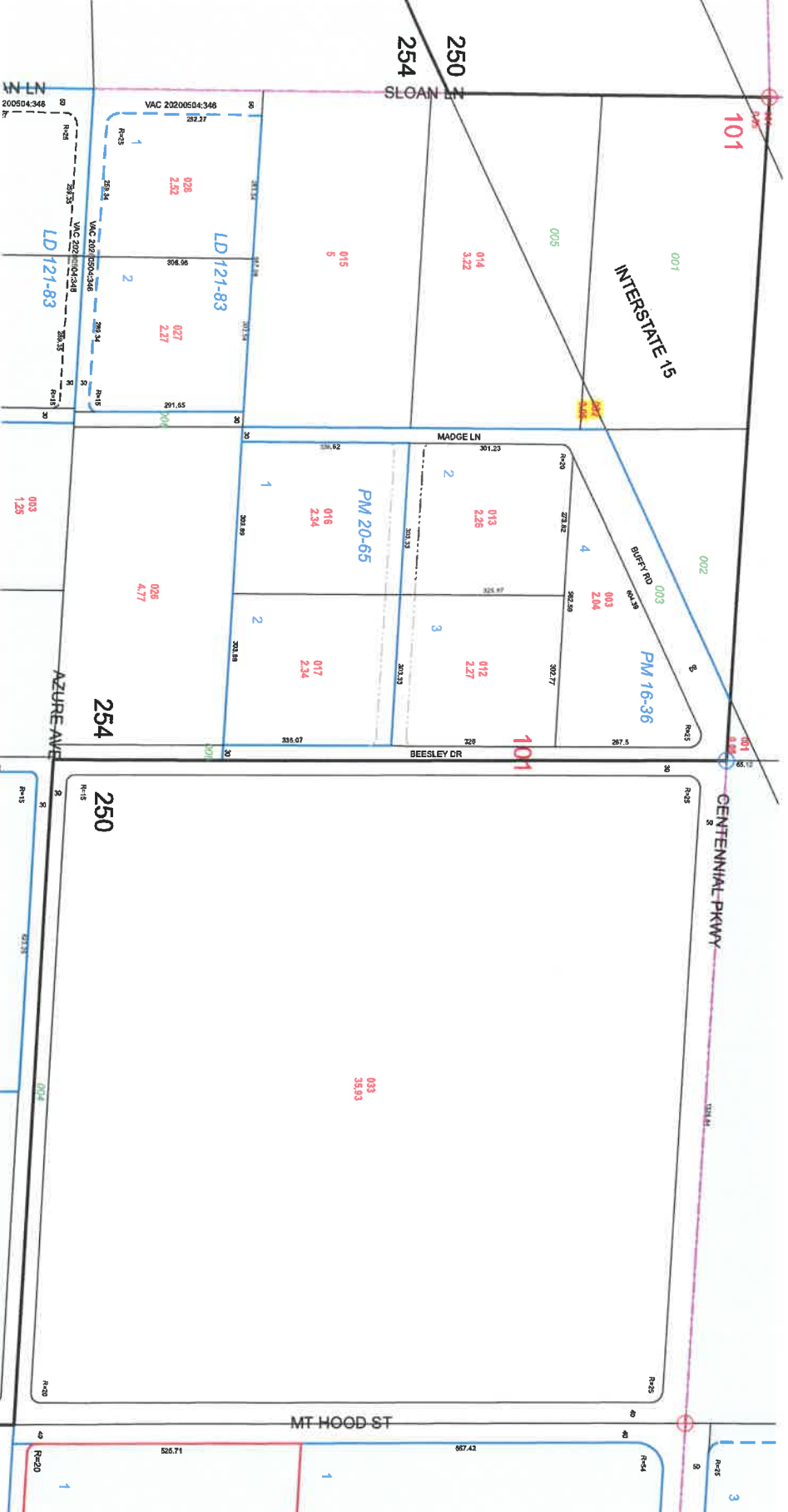
REC. 27

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
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MAP N 2 NW 4

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

123-27-1

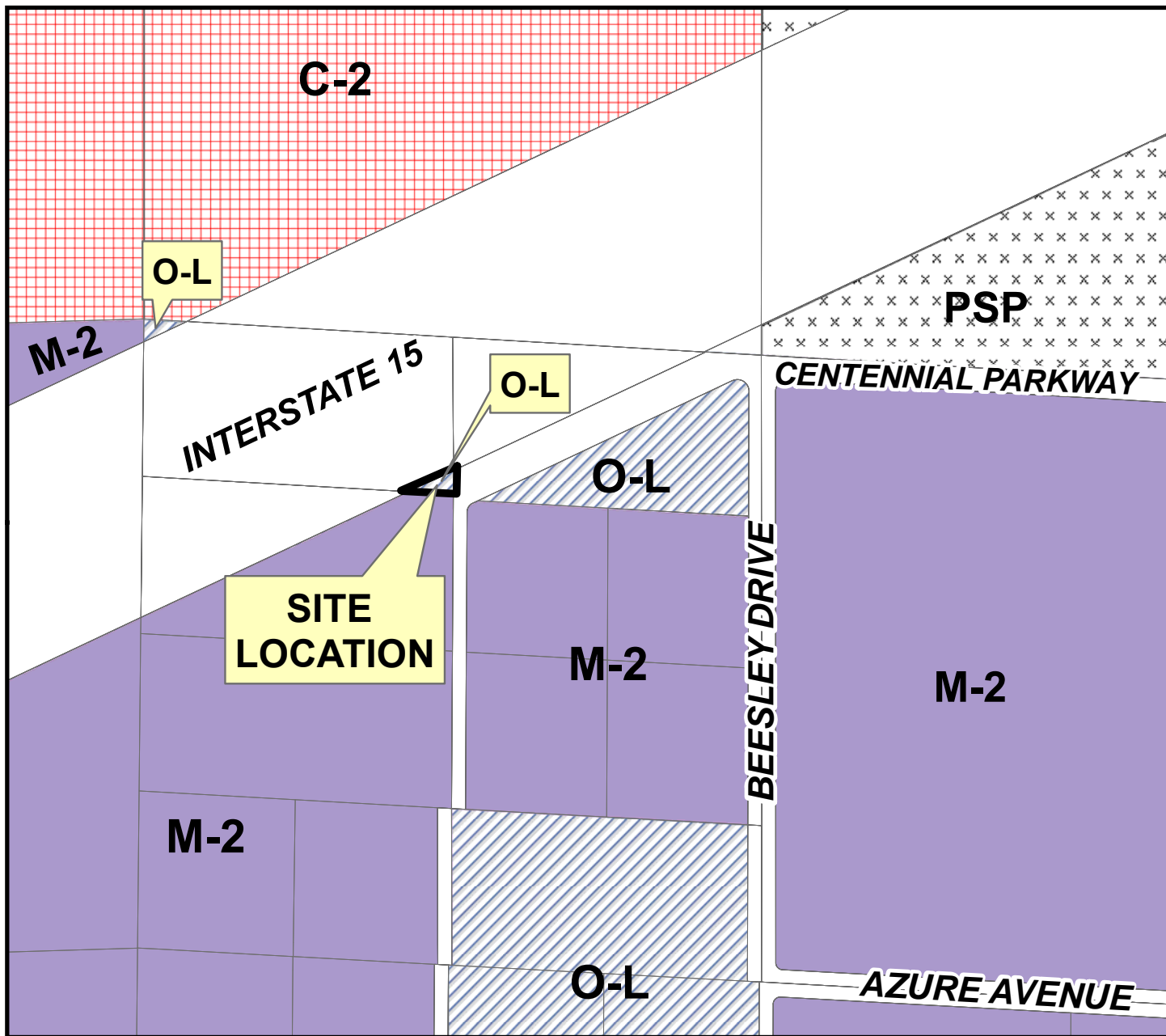


TAX DIST 254,250



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: South of Interstate 15 and approximately 660 feet southwest of the intersection of Centennial Parkway and Beesley Drive
Case Number: ZN-25-2020

12/21/2020

