

LAW OFFICE

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March 1, 2020

Land Development and Community Services  
Planning and Zoning  
City of North Las Vegas City Hall  
2250 Las Vegas Blvd., North  
Las Vegas, Nevada 89030

**Re: Letter of intent – Special Use Permit to allow Vehicle Sales in an M-2 zone.**

**Owner/Applicant: Marguerite Hunter/Trustee MHJC Trust  
Assessors' Parcel Numbers: 139-22-502-001 & 139-22-510-014**

**To Whom It May Concern:**

On behalf of MHJC Trust we respectfully submit the attached application package for a vehicle sales lot on the above referenced parcels. The parcels are located on the northeast corner of Losee Road and Crestline Loop. This site was previously operated as a vehicle sales lot for many years.

**Site & Use History:** The previous business vacated the site in July 2020 to another location and a similar vehicle sales use is proposed for the site. This application is to re-establish the same use on the site. Per City Staff the previous use which is the same as this application was considered a grandfathered use on the site and this requested will not have been necessary if a new tenant was licensed as soon as the previous business license expired in July 2020. The owner had assumed the use was still active and when advised otherwise; the owner did apply for a special use permit application (SUP-00011-21) in early 2021. After several reviews and comments from Staff on the application; on February 8, 2021, the owner received an email from Staff that the application was incomplete (emails attached). Our office was then engaged to help with the application and submittal issues. After several conversations with Staff, we were advised to start over with a new application package since the previous application package was incomplete.

**General Description:** The site consists of two parcels with a total of approximately 0.6 acres. Access to the site is from existing driveways on Losee

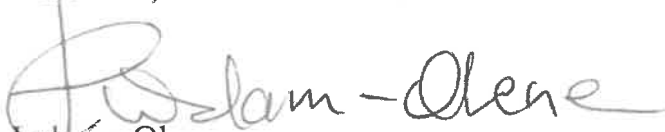
Road. On the north, south and east sides of the site are developed M-2 zoned with the same or other similar uses. To the west and farther south are developed M-3 zoned parcels and uses, many with the same intensity or higher intensity heavy industrial uses. There is an existing 250 square foot building on the site that is not adequate for the new tenant. This request includes a 480 square foot modular office building which is proposed as a permanent building in conjunction with the vehicle sales use. The modular building is located on the northeastern portion of the site, is thirteen (13) feet, eight (8) inches high and painted white. A total of 60 parking spaces are provided for the office use and the display of vehicles. The design of the building is appropriate and compatible with this location and complies with Code requirements. The site has existing landscaping along the street frontages as depicted by the pictures submitted with the application package.

The requested use and the plans submitted are to allow a similar use which existed on the site with existing conditions for a vehicle sales lot in an M-2 zone, except for the new building. The site complies with landscaping, parking, and industrial site requirements. This proposed use previously existed on the site and is appropriate and compatible with the site and area. The use will not have an impact on this area and is, a re-establishment of a use/business on a site that will otherwise remain vacant. If the site is remains vacant, over time, this site may negatively impact the site, area, and the tax base of the City.

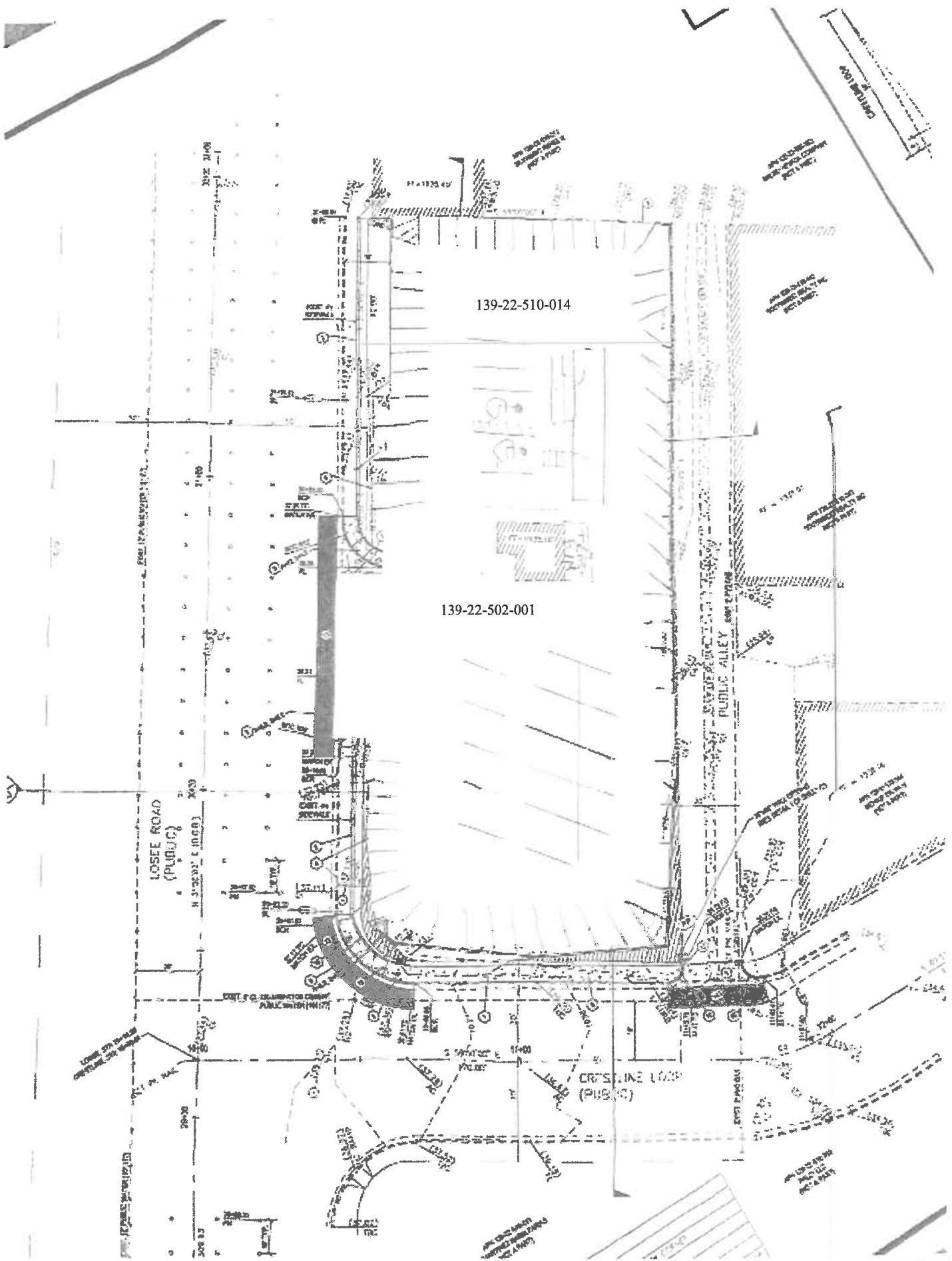
We will greatly appreciate your review, consideration, and positive recommendation of the application package. Please contact me at (702-598-1429) if you have any questions or need any additional information.

Sincerely,

BROWN, BROWN & PREMSRIRUT



Lebéne Ohene  
Land Use and Development Consultant



























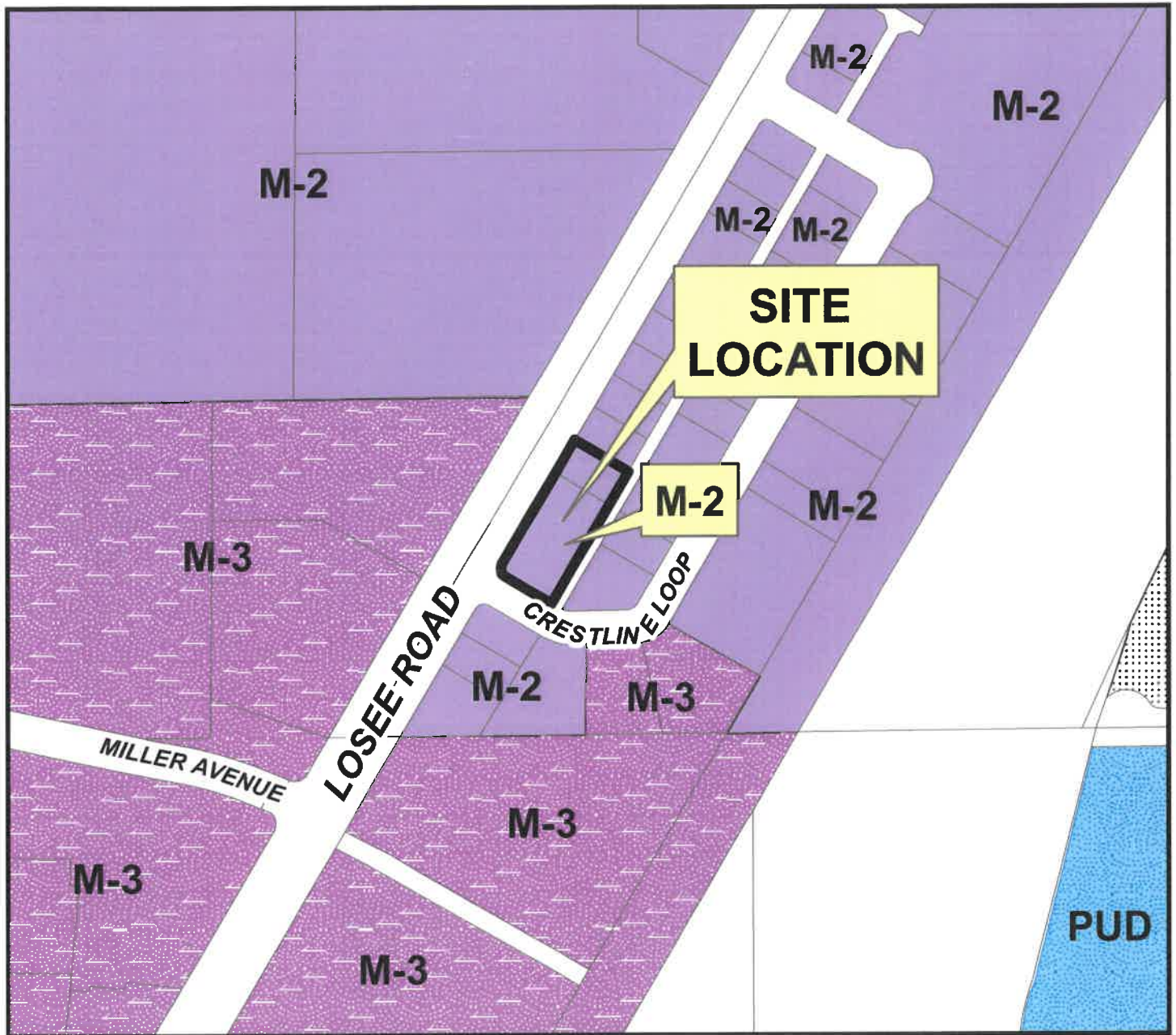






# THE CITY OF NORTH LAS VEGAS

## Location & Zoning Map



Applicant: MHJC Trust  
Application Type: Special Use Permit  
Request: To Allow a Vehicle, Boat, or Recreational Vehicle Sales, and Rental Lot.  
Project Info: 2238 Losee Road  
Case Number: SUP-14-2021

3/15/2021

