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March 29, 2021

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 southwest 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 123-27-201-003, 004 and 005 and would be part of an overall project on a total of approximately 20.83 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 parcels 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, and a portion of this overall project was rezoned to M-2 this year. Therefore, the Applicant believes the requested zone change is appropriate for the Property and will not negatively impact the surrounding area.

We thank you in advance for your time and consideration of this matter. Should you have any questions or concerns, please feel free to contact me.

Sincerely,

KAEMPFER CROWELL

  
John M. Sullivan

JMS/tr



**LEGEND**

	PROPERTY LINE
	RIGHT-OF-WAY LINE
	STREET CENTERLINE
	BOUNDARY TO CENSUS TRACT (14-0)



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

SCALE (H): 1"=100'  
 SCALE (V): N/A  
 DESIGNED BY: RG  
 DRAWN BY: JHT  
 CHECKED BY: RG  
 DATE: 11/10/20

**Kimley»Horn**  
 2020 KIMLEY-HORN AND ASSOCIATES, INC.  
 7740 North 16th Street, Suite 300  
 Phoenix, Arizona 85020 (602) 944-5500

NO.	REVISION	BY	DATE	APPR.



March 29, 2021

**Marc Jordan, Director of Land Development & Community Services**  
**City of North Las Vegas, Current Planning**  
2250 Las Vegas Blvd. N., Suite 200.  
North Las Vegas, NV 89030

Reference: *Tropical Assemblage 2.0 – Master Streets and Highway Comprehensive Plan Amendment Neighborhood Meeting Summary.*

Dear Mr. Jordan,

Kimley-Horn, on behalf of the applicant, CapRock Partners, hosted a neighborhood meeting at Centennial Hills YMCA located at 6601 N. Buffalo Drive, Las Vegas, NV 89131.

**Meeting Summary:** A neighborhood meeting was held on Friday, March 26, 2019 from 3:00pm to 4:00pm to discuss the Master Streets & Highway Comprehensive Plan Amendment for the removal of Azure Avenue between Beesley Drive and Madge Lane. No representatives from the notified parcels' attended the meeting.

Please contact me at (602) 216-1255 if you have any questions regarding this application.

Respectfully,

A handwritten signature in blue ink, appearing to read 'R. Goebel'.

Rick Goebel  
Kimley-Horn and Associates

**NOTES**

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 11X17 ORIGINAL.

1" = 200'

**MAP LEGEND**

PARCEL BOUNDARY  
 SUB BOUNDARY  
 PMLD BOUNDARY  
 ROAD EASEMENT  
 MATCH / LEADER LINE  
 HISTORIC LOT LINE  
 HISTORIC SUB BOUNDARY  
 HISTORIC PMLD BOUNDARY  
 SECTION LINE

CONDOMINIUM UNIT  
 AIR SPACE POL.  
 RIGHT OF WAY POL.  
 SUB-SURFACE POL.

001 ROAD PARCEL NUMBER  
 001 PARCEL NUMBER  
 1.00 ACREAGE  
 202 PARCEL SUBSECT NUMBER  
 PB 24-45 PLAT RECORDING NUMBER  
 5 BLOCK NUMBER  
 5 LOT NUMBER  
 615 GOV LOT NUMBER

**ASSESSOR'S PARCELS - CLARK COUNTY, NV.**  
 Briana Johnson - Assessor

**T19S R6E2**

**27**

**S 2 NW 4**

**123-27-2**

Scale: 1" = 200'

Rev: 11/12/2021

CLARK COUNTY  
 NEVADA

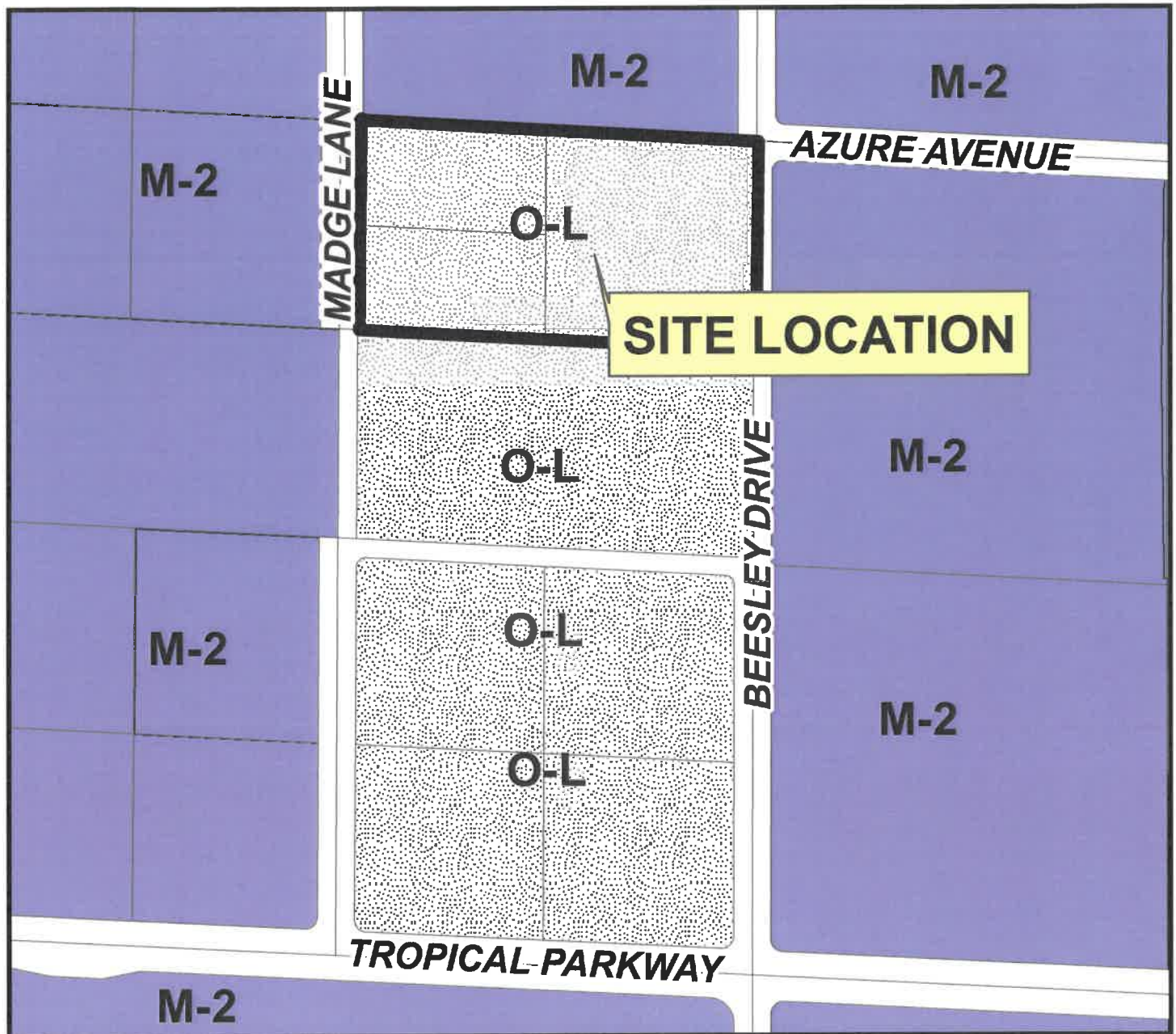


TAX DIST 254



# THE CITY OF NORTH LAS VEGAS

## Location & Zoning Map



Applicant: Caprock Partners LLC  
Application Type: Property Reclassification  
Request: From O-L (Open Land District) to M-2 (General Industrial District)  
Project Info: Southwest corner of Azure Avenue and Beesley Drive  
Case Number: ZN-09-2021

4/20/2021

