

October 9th, 2023

City of North Las Vegas Planning & Zoning
2250 N. Las Vegas Blvd.
North Las Vegas, NV 89030

**Re: 17.20.240 INDUSTRIAL-APEX OVERLAY DISTRICT (I-A)
ZONING ORDINANCE AMENDMENT**

To Whom It May Concern:

On behalf of the applicant, Western States Contracting, Land Development Associates respectfully requests to proceed with a Use Permit for Truck and Heavy Equipment Service. The Use Permit is required under the Apex Overlay District due the occupancy standards in the Transitional Area. The maximum occupancy is 50 people per acre in this Transitional Area. For the 74,477 SF vehicular service building, the occupancy calculated per the Apex Overlay District Section E.3. is 15.5 people per acre (See Exhibit "A"), well below the 50 people per acre maximum.

We appreciate your consideration in reviewing and approving the subject use permit. If you have any questions or comments, please call or email me at any time.

Sincerely,

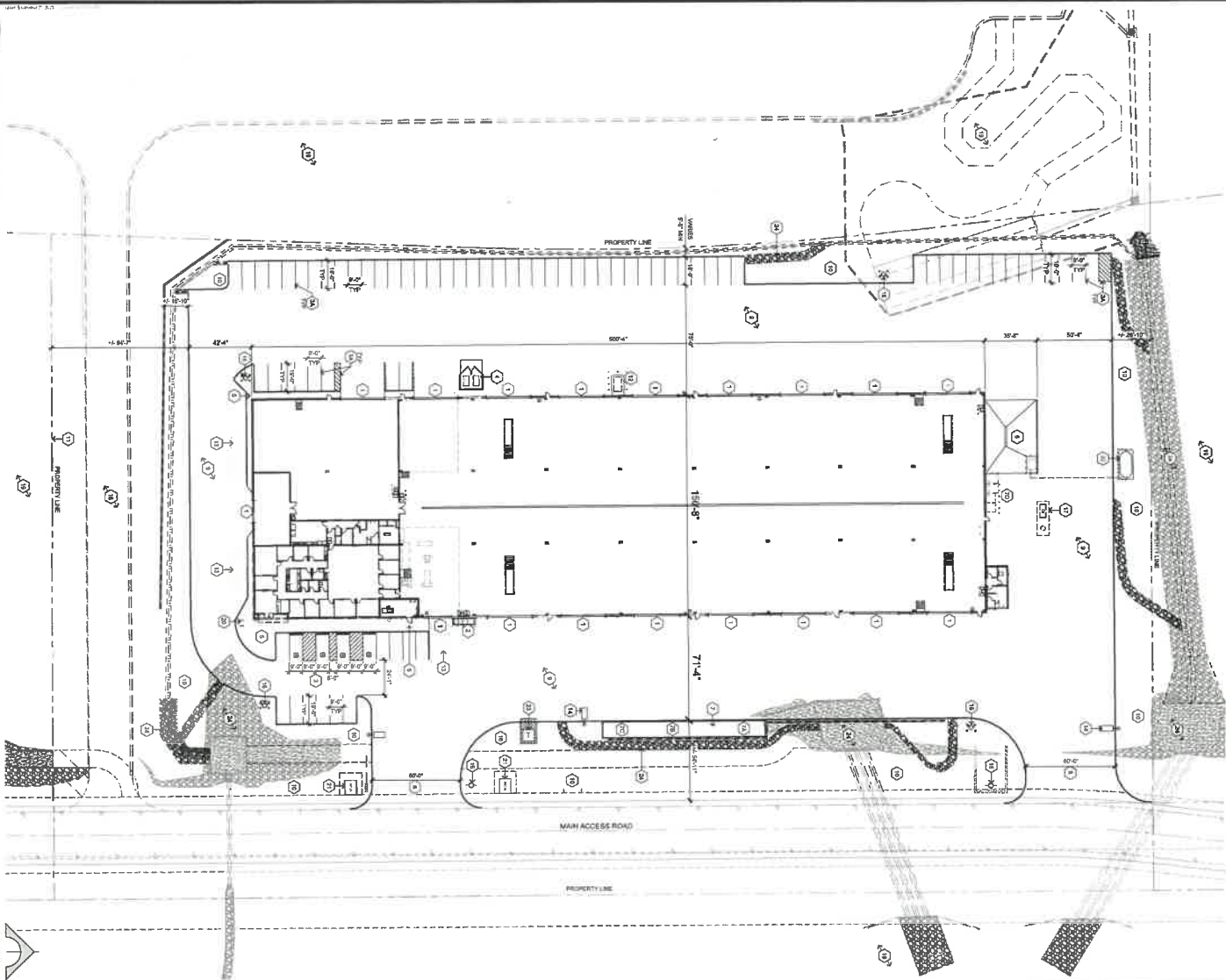
A handwritten signature in black ink, appearing to read 'David Brown', written in a cursive style.

David Brown, President
Land Development Associates, LLC

Exhibit "A"
Occupancy Calculations

Office Spaces	=	10 Speces
Vehicular Service Spaces	=	72 Spaces
	=	
10 Spaces x 1.2	=	12 People
72 Spaces x 1.5	=	108 People
	=	
Occupancy Total	=	120 People
Occupnacy (120 People/7.74 acres)	=	15.5 People/Acre

A OVERALL SITE PLAN
SCALE: 1" = 30'-0"



PROJECT DATA

ADDRESS	CITY OF NORTH HAVEN
PARCEL NO.	106-37-10-002
EXISTING ZONING	USE: GENERAL INDUSTRIAL
LOT SIZE	3.74 ACRES
BUILDING AREA	75,795 SF +/-
COVERAGE	22%
PROPOSED BUILDING FOOTPRINT	
FRONT	354'
STREET SIDE	276'
REAR	54'

PARKING REQUIREMENTS

WORKING CONDITION	NUMBER OF WORKERS
TOTAL WORKING IN THE PRODUCTION OF STEEL	71,348 OF 100,000 = 71.34% 71.34% OF 100,000 = 71,348 WORKERS
TOTAL WORKING IN THE PRODUCTION OF STEEL - FURNACE WORKING IN THE PRODUCTION OF STEEL	4 SPINCHES
TOTAL WORKING IN THE PRODUCTION OF STEEL - FURNACE WORKING IN THE PRODUCTION OF STEEL - TOTAL ACID-BASE PRODUCTION OF STEEL	4 SPINCHES (INCLUDING 1 UNIT SPINCHES)
TOTAL WORKING IN THE PRODUCTION OF STEEL - FURNACE WORKING IN THE PRODUCTION OF STEEL - TOTAL ACID-BASE PRODUCTION OF STEEL - ACID-BASE PRODUCTION OF STEEL	3 SPINCHES
TOTAL WORKING IN THE PRODUCTION OF STEEL - FURNACE WORKING IN THE PRODUCTION OF STEEL - TOTAL ACID-BASE PRODUCTION OF STEEL - ACID-BASE PRODUCTION OF STEEL - ACID-BASE PRODUCTION OF STEEL	3 SPINCHES
TOTAL WORKING IN THE PRODUCTION OF STEEL - FURNACE WORKING IN THE PRODUCTION OF STEEL - TOTAL ACID-BASE PRODUCTION OF STEEL - ACID-BASE PRODUCTION OF STEEL - ACID-BASE PRODUCTION OF STEEL	4 SPINCHES

SITE PLAN KEYNOTES

- [illegible]

WESTERN STATES
SHOP @ APEX

ATLAS @ APEX



8585 S Eastern Avenue, Suite 220, Las Vegas, NV 89123
p 702.455.1070 • 702.455.7029 www.admshred.com

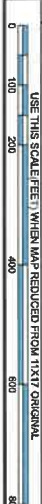


EITE PLAN
 A1.10

2023108
Project number
AUGUST 18, 2023
date

9485 S. Gwendolyn Avenue, Suite 220, Los Angeles, CA 90048
P: 760 496 1876 F: 760 496 7100 www.ethosusa.com

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		CONDOMINIUM UNIT
	SUB BOUNDARY		AIR SPACE PCL
	ROAD BOUNDARY		RIGHT OF WAY PCL
	ROAD BOUNDARY		SUB-SURFACE PCL
	MATCH/LEADER LINE		202 PARCEL SURVEY NUMBER
	HISTORIC LOT LINE		5 LOT NUMBER
	HISTORIC SUB BOUNDARY		5 BLOCK NUMBER
	HISTORIC PMLD BOUNDARY		5 GOV. LOT NUMBER
	SECTION LINE		
	TAX DISTRICT LINE		

ASSESSOR'S PARCELS - CLARK COUNTY, NV.

Briana Johnson - Assessor

BOOK
T18S R63E

SEC
27

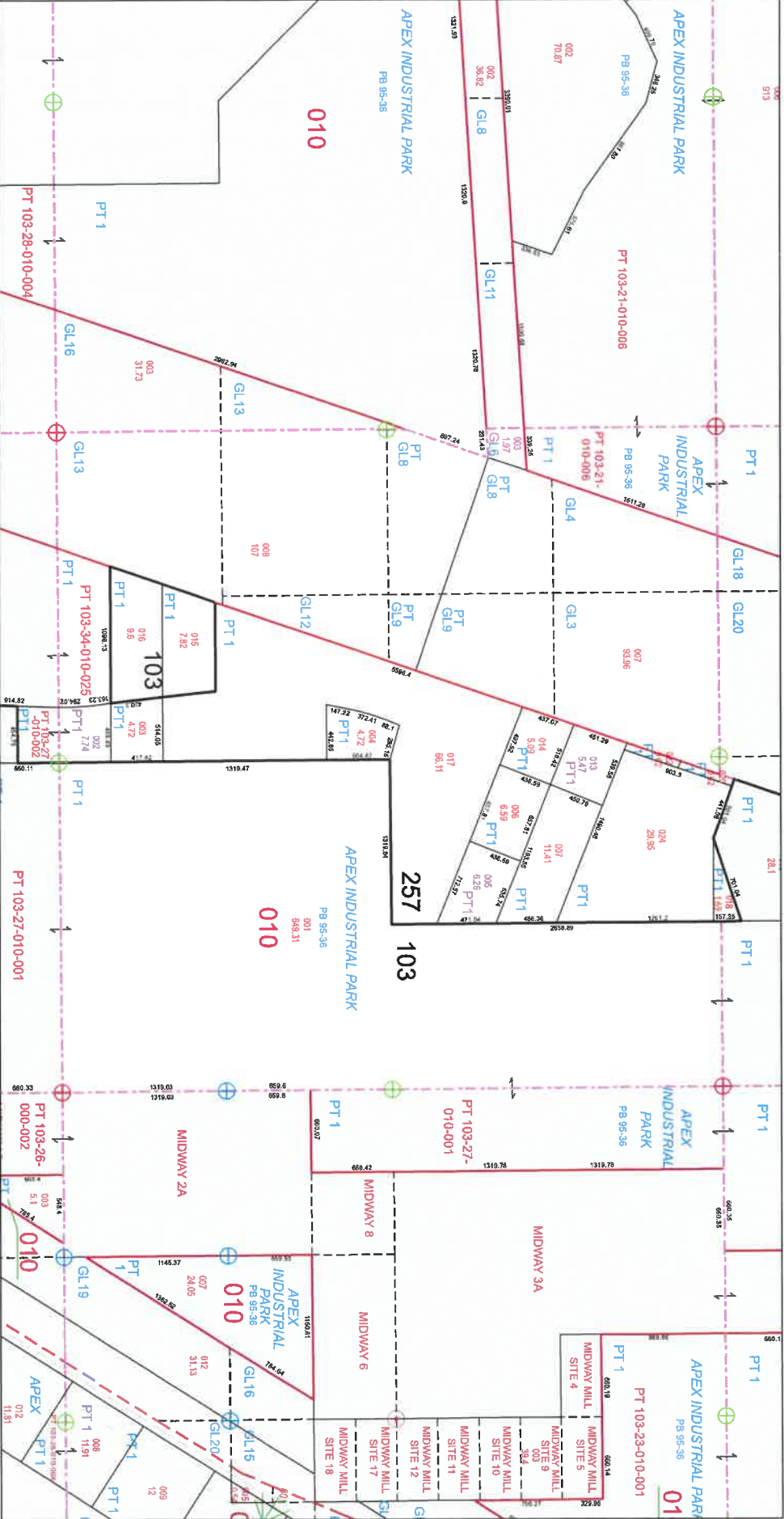
MAP
ALL SEC

103-27-0

085	084	083
102	103	104
123	122	121

6	5	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

8	4	9	4
5	1	5	1
6	2	6	2
7	3	7	3
8	4	8	4
5	1	5	1

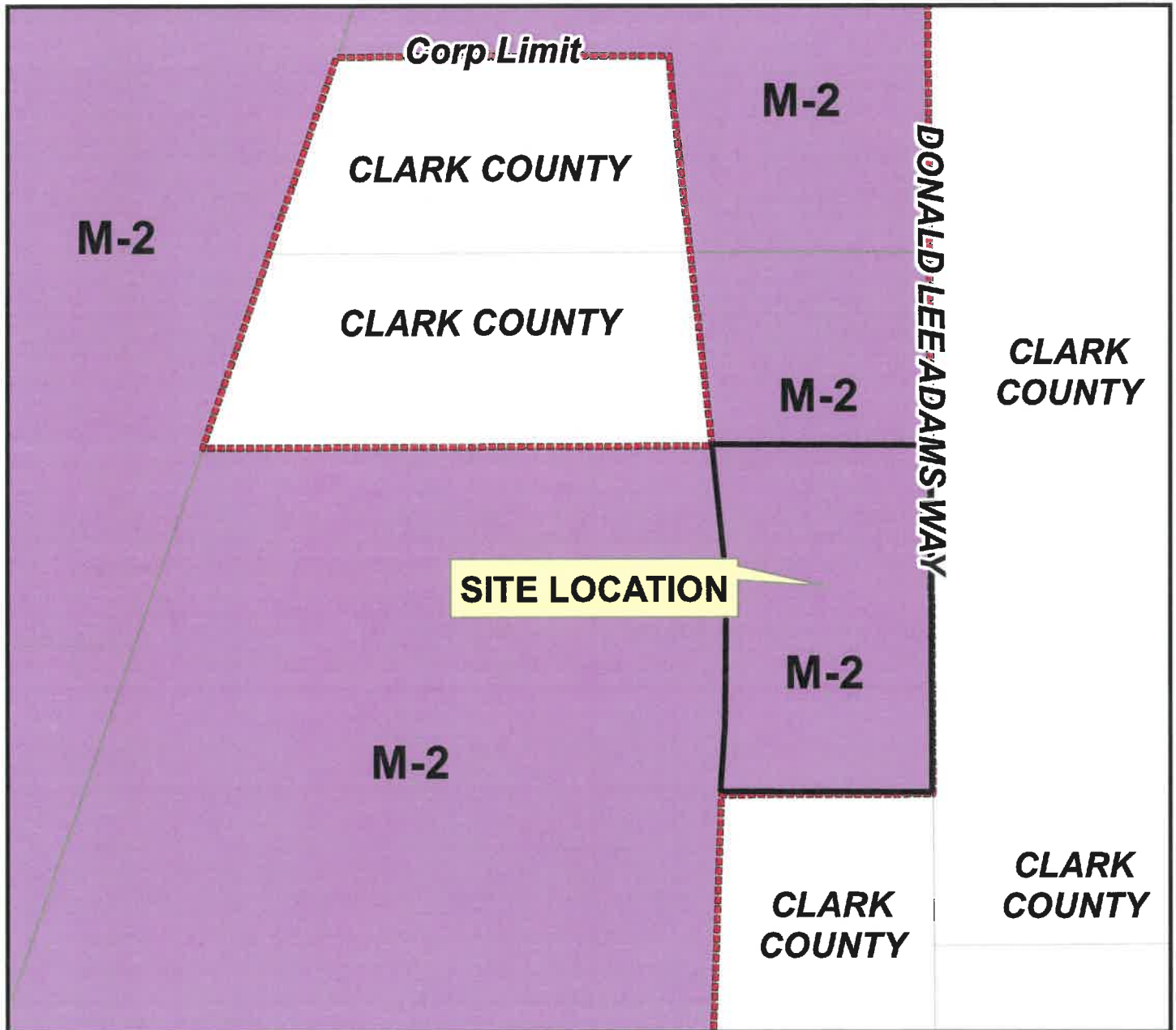


TAX DIST 103,257



THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: Western States Contracting
Application Type: Special Use Permit
Request: To Allow a Truck Service Facility
Project Info: 11605 Donald Lee Adams Way
Case Number: SUP-65-2023

11/07/2023

