

Subject – 4310 Losee Road Suite A1A
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LOI – Scope of Business

Allstate Pros, LLC dba Allstate Auto ("Lessee") is requesting a "special use permit" for vehicle sales with an outdoor display. The "Lessee" is leasing suite 4310 Losee Road, A1A, North Las Vegas, for a used auto wholesaler dealership. The Lessee's purpose for the office will be for the administrative and license requirements from the DMV, and the operations of its business are from 9:30 a.m. to 2:30 p.m. Monday and Tuesday, and appointments only Wednesday through Friday. The "Lessee" expects only to display five automobiles at a time on the site.

The "Lessee" will not make any improvements or construction to the suite or the property, and the structure will remain the same. Further, the Allstate Auto business will not impact traffic conditions in the surrounding neighborhoods.

The "Lessee" is grateful for the opportunity in the City of North Las Vegas and looks forward to a long-term, prosperous relationship with the city. The "Lessee" is committed to serving the City of North Las Vegas community.

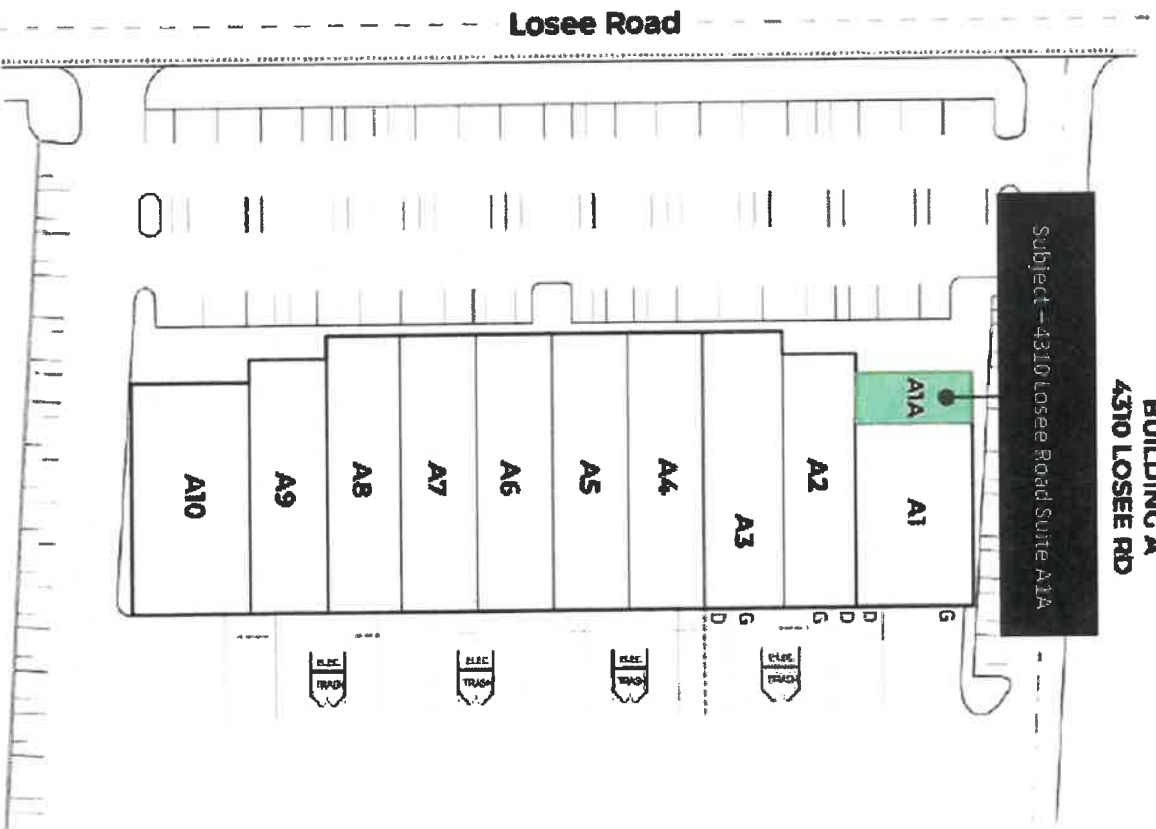
Allstate Pros, LLC dba Allstate Auto

Date

Site Plan

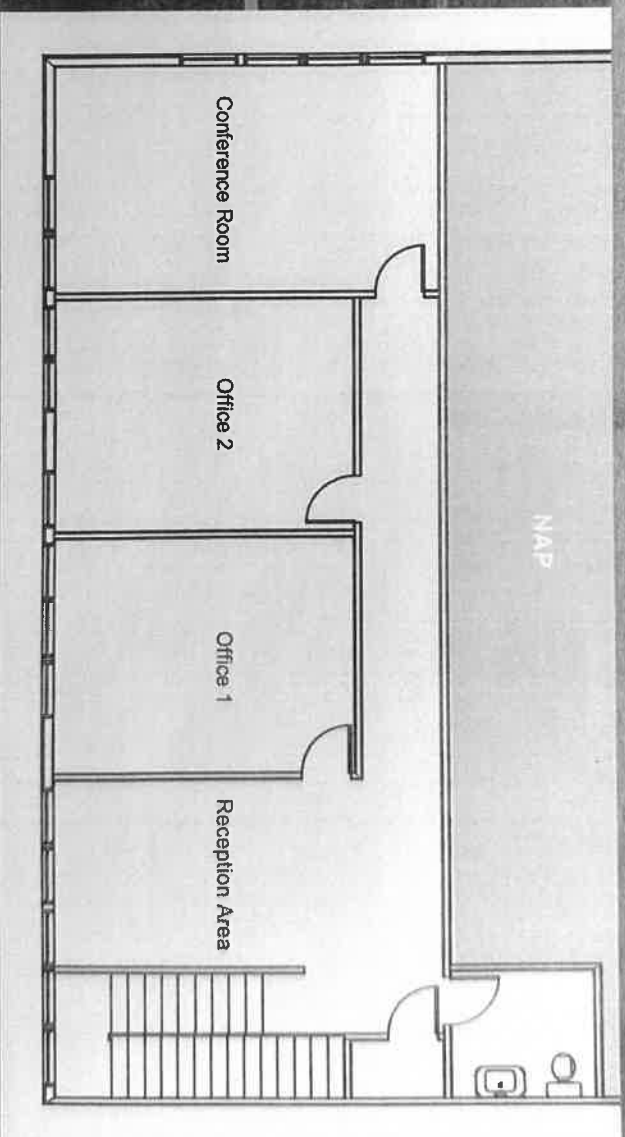
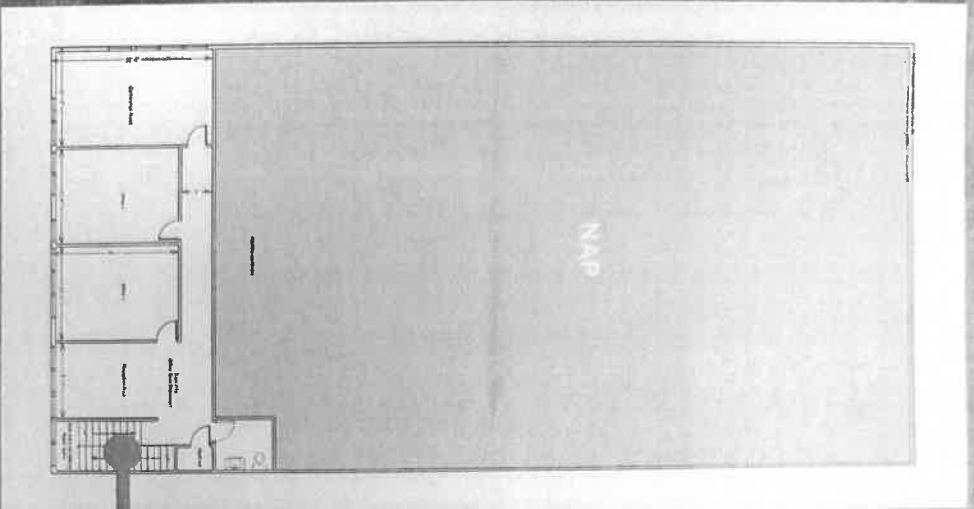
BUILDING A
4310 LOSEE RD

Subject - 4310 Losee Road Suite A1A



4310 Losee Rd., Ste. A1A Floor

For Lease



Address	Suite	Total SF	Office SF	Base Rent PSF	Est. OPEX PSF
4310 Losee Rd	A1A	1,155	1,155	*Call For Pricing	\$0.23



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.

USE THIS SCALE (FEET) WHEN MAP REDUCED FROM 1:17 ORIGINAL.



MAP LEGEND

- | | | | |
|--|-------------------------|--|-------------------------|
| | PARCEL BOUNDARY | | 0071 ROAD PARCEL NUMBER |
| | SUB BOUNDARY | | UNIT |
| | PALMD BOUNDARY | | PARCEL NUMBER |
| | ROAD EASEMENT | | 1.00 ACREAGE |
| | MATCH / LEADER LINE | | |
| | HIT HOT LOT LINE | | |
| | HISTORIC SUB BOUNDARY | | |
| | HISTORIC PALMD BOUNDARY | | |
| | SECTION LINE | | |
-
- | | |
|--|--------------------------------|
| | FB 24-45 PLAT RECORDING NUMBER |
| | 5 BLOCK NUMBER |
| | 6 LOT NUMBER |
| | G/L# GGV, LOT NUMBER |

BOOK

T20S R61E

100-101	102-103
125 124	123 122
138 139	140 141
163 162	161 160

Scale: 1" = 200'

4

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

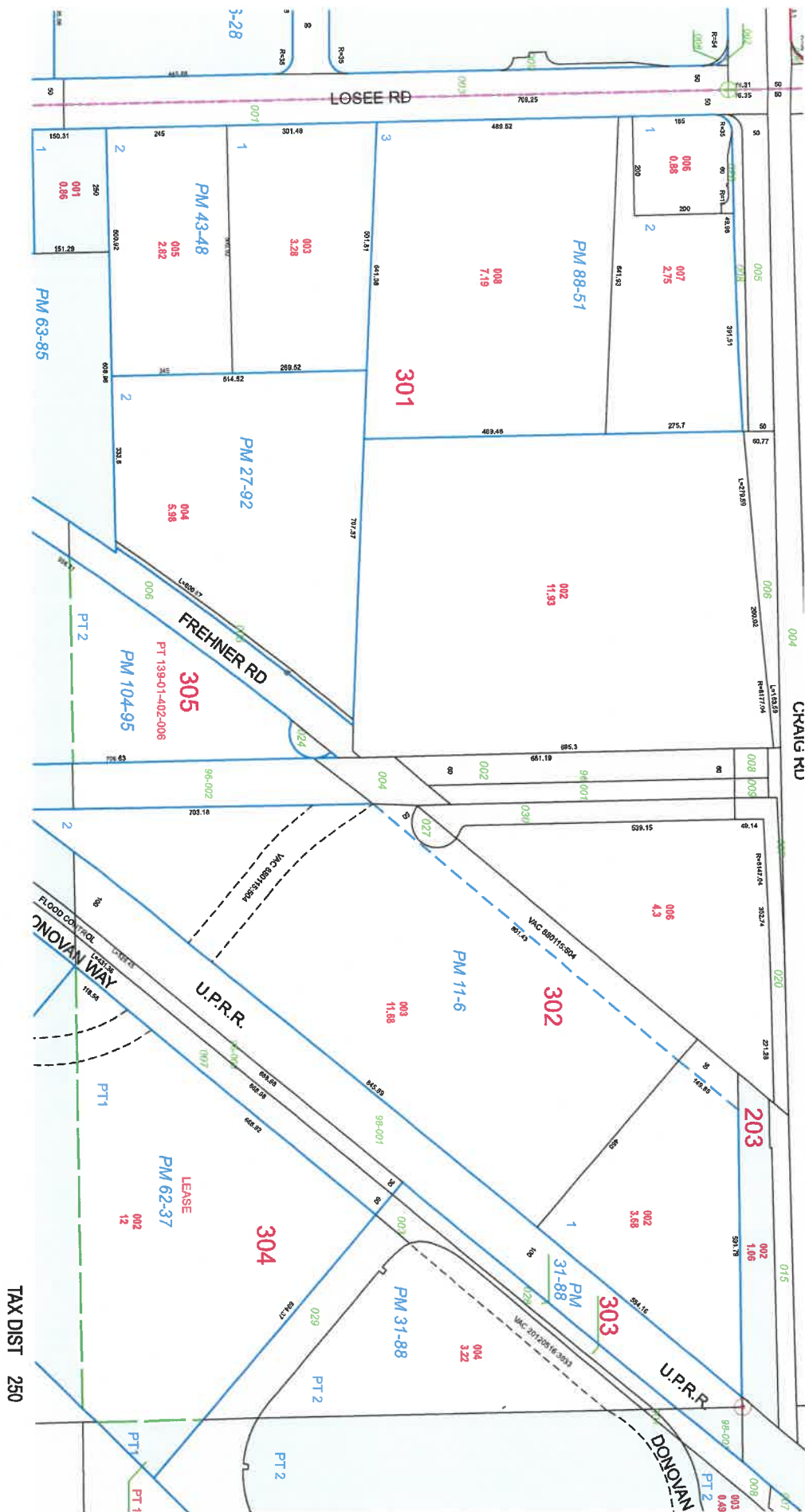
5

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



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

Briana Johnson - Assessor

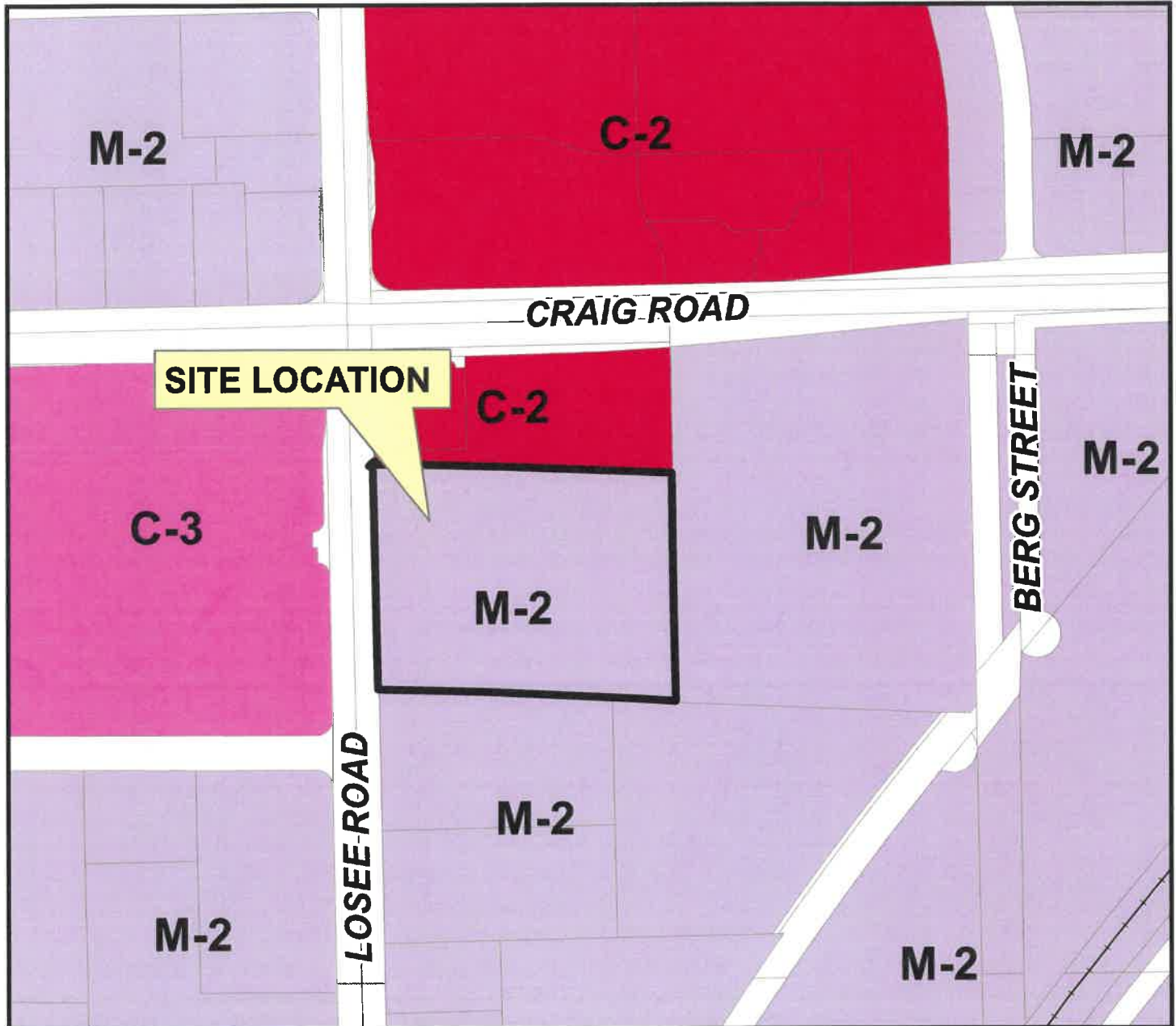


TAX DIST 250



THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: Craig-Losee Business Park
Application Type: Special Use Permit
Request: To Allow a Vehicle, Boat, or Recreational Vehicles Sales,
and Rental Lot (outdoor)
Project Info: 4310 Losee Road, Suite A1A
Case Number: SUP-57-2023

10/04/2023

