

**CITY OF NORTH LAS VEGAS**  
**INTEROFFICE MEMORANDUM**

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To: Sharianne Dotson, Planner, Land Development & Community Services  
From: Robert Weible, Land Development Project Leader, Department of Public Works  
Subject: **VAC-10-2020 Tropical 4**  
Date: November 10, 2020

The Department of Public Works has reviewed the subject application and requires the following conditions of approval:

- Should the Order of Vacation not record within two years from the date of approval, the vacation shall be deemed null and void.

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Robert Weible, Land Development Project Leader  
Department of Public Works

**Revised**

11/05/2020 VAC-10-2020

**LAS VEGAS OFFICE**  
1980 Festival Plaza Drive  
Suite 650  
Las Vegas, NV 89135  
Tel: 702.792.7000  
Fax: 702.796.7181

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**CARSON CITY OFFICE**  
510 West Fourth Street  
Carson City, NV 89703  
Tel: 775.884.8300  
Fax: 775.882.0257

November 4, 2020

**NORTH LAS VEGAS COMPREHENSIVE PLANNING DEPARTMENT**  
2250 Las Vegas Blvd. North  
North Las Vegas, Nevada 89106

**Re: Justification Letter – Amendment to Master Plan, Zone Change  
and Vacation  
East Tropical Way and Nicco Way  
Van Trust Real Estate**

To Whom It May Concern:

This firm represents Van Trust Real Estate (the “Applicant”) in the above referenced matter. The proposed project is located on approximately 14.41 acres at the northwest corner of East Tropical Parkway and Nicco Way in North Las Vegas, Nevada (the “Property”). The Property is more particularly described as Assessor’s Parcel Numbers 123-28-601-003, 004, 014, 015, 017 and 026. The Applicant is requesting an amendment to the master plan on a portion of the Property, a zone change on the Property in its entirety, and a vacation of a portion of Reiss Lane.

The Property is comprised of four (4) parcels master planned Community Commercial (CC) and zoned General Commercial (C-2) and two (2) parcels master planned Heavy Industrial (HI) and zoned Open Land (O-L). The Applicant is requesting the parcels master planned CC (APN’s 123-28-601-014, 015, 017 and 026) to be amended to HI and all parcels to be rezoned to M-2 to allow for a future industrial development. Additionally, the Applicant is requesting to vacate the portion of Reiss Lane between Castleberry Lane and Nicco Way in order to develop the Property as one large development.

The surrounding area has been trending toward large industrial developments. Most recently, the 85 acres directly adjacent to the east of the Property was rezoned to M-2 to allow for future industrial uses. The property to the east also requested the vacation of Reiss Lane which was approved by the North Las Vegas Planning Commission. Therefore, the Applicant believes the requested amendment to the master plan, zone change and street vacation are appropriate for the Property and will not negatively impact the surrounding area.

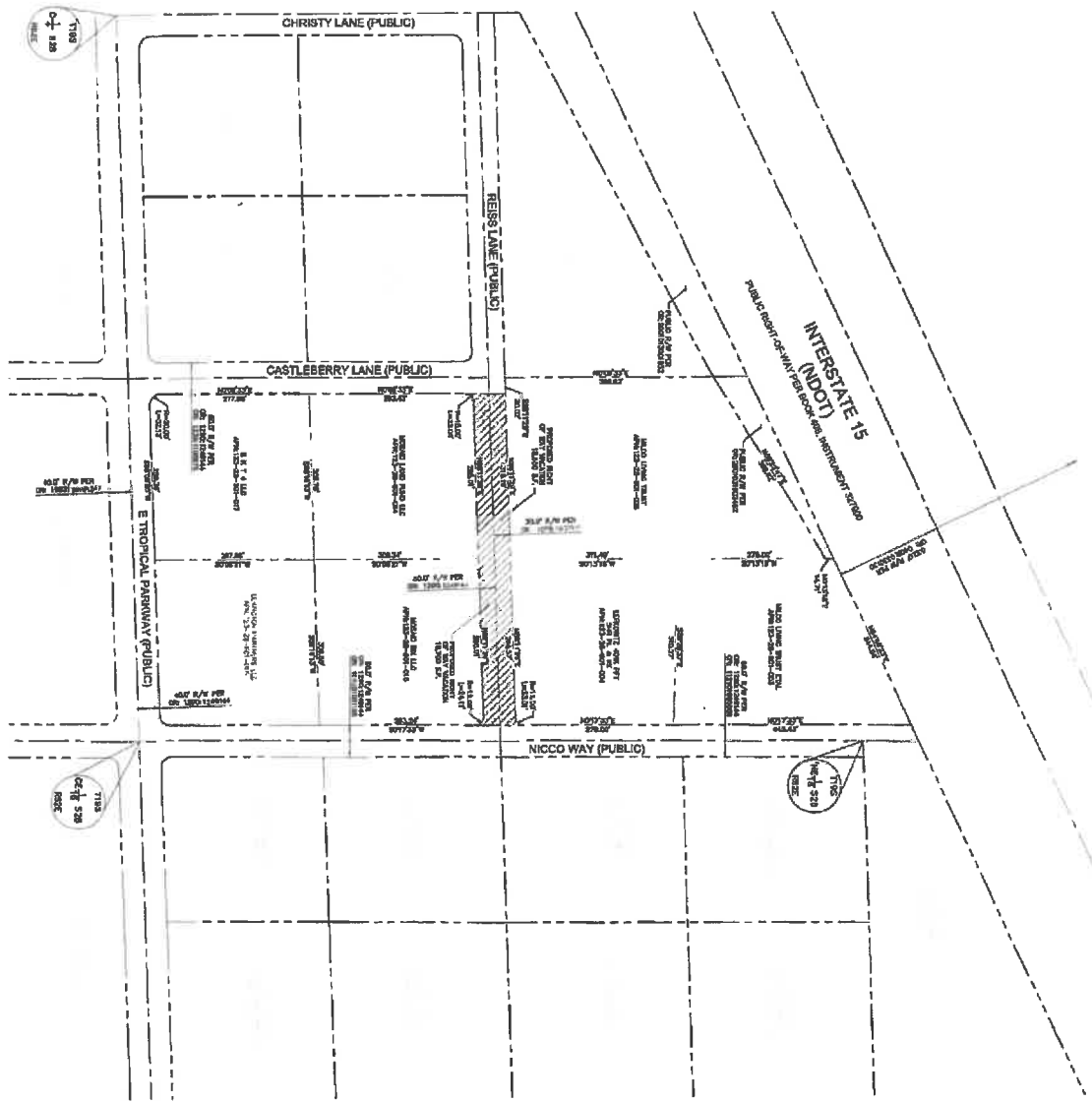
Thank you in advance for your consideration. Please do not hesitate to let me know if you have any questions or concerns.

Sincerely,

KAEMPFER CROWELL

*/s/ Robert J. Gronauer*

Robert J. Gronauer



**TROPICAL 4**  
**STREET VACATION SITE PLAN**  
 CITY OF NORTH LAS VEGAS, NV

SCALE: 1/4" = 1'-0"  
 SCALE: 1/4" = 1'-0"  
 DESIGNED BY: BW  
 DRAWN BY: CW  
 CHECKED BY: EW  
 DATE: 09/20/20

**Kimley»Horn**  
 © 2020 KIMLEY-HORN AND ASSOCIATES, INC.  
 7740 North 18th Street, Suite 300  
 Phoenix, Arizona 85022 (602) 944-5500

PROJECT NO.: 20180000  
 DRAWING NAME: TROPICAL 4  
 SHEET: 1 OF 1

**WALLACE MORRIS KLINE SURVEYING, LLC**  
**Land Survey Consulting**

**APN: 123-28-699-002**  
**PUBLIC STREET VACATION**  
**VS-\_\_-\_\_**

**EXHIBIT "A"**

**EXPLANATION:** THIS DESCRIPTION REPRESENTS A PUBLIC STREET VACATION IN  
SUPPORT OF THE "TROPICAL - 4" PROJECT.

**DESCRIPTION**

THOSE PORTIONS OF "REISS LANE" AS DEDICATED TO CLARK COUNTY BY THAT  
CERTAIN GRANT, BARGAIN, SALE DEED RECORDED IN BOOK 1078, AS INSTRUMENT NO.  
1037111, OFFICIAL RECORDS, CLARK COUNTY, NEVADA, LYING WITHIN THE NORTHEAST  
QUARTER (NE1/4) OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 62 EAST, M.D.M., CITY  
OF NORTH LAS VEGAS, CLARK COUNTY, NEVADA, BEING MORE PARTICULARLY  
DESCRIBED AS FOLLOWS:

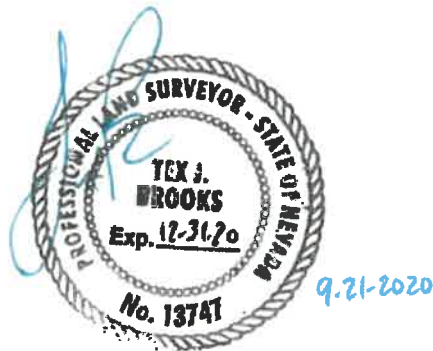
THE SOUTH 30.00 FEET OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST  
QUARTER (SW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 28;

TOGETHER WITH A SPANDREL AREA IN THE SOUTHEAST CORNER THEREOF, BEING THE  
NORTHWEST CORNER OF THE INTERSECTION OF "REISS LANE" AND "NICCO WAY",  
BOUNDED ON THE EAST BY THE WEST LINE OF THE EAST 30.00 FEET, ON THE SOUTH BY  
THE NORTH LINE OF THE SOUTH 30.00 FEET AND ON THE NORTHWEST BY THE ARC OF  
A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 15.00 FEET AND BEING  
TANGENT TO THE WEST LINE OF THE EAST 30.00 FEET AND TANGENT TO THE NORTH  
LINE OF THE SOUTH 30.00 FEET;

**EXCEPTING THEREFROM THE EAST 30.00 FEET AND THE WEST 30.00 FEET THEREOF**

CONTAINING 18,650 SQUARE FEET, MORE OR LESS.

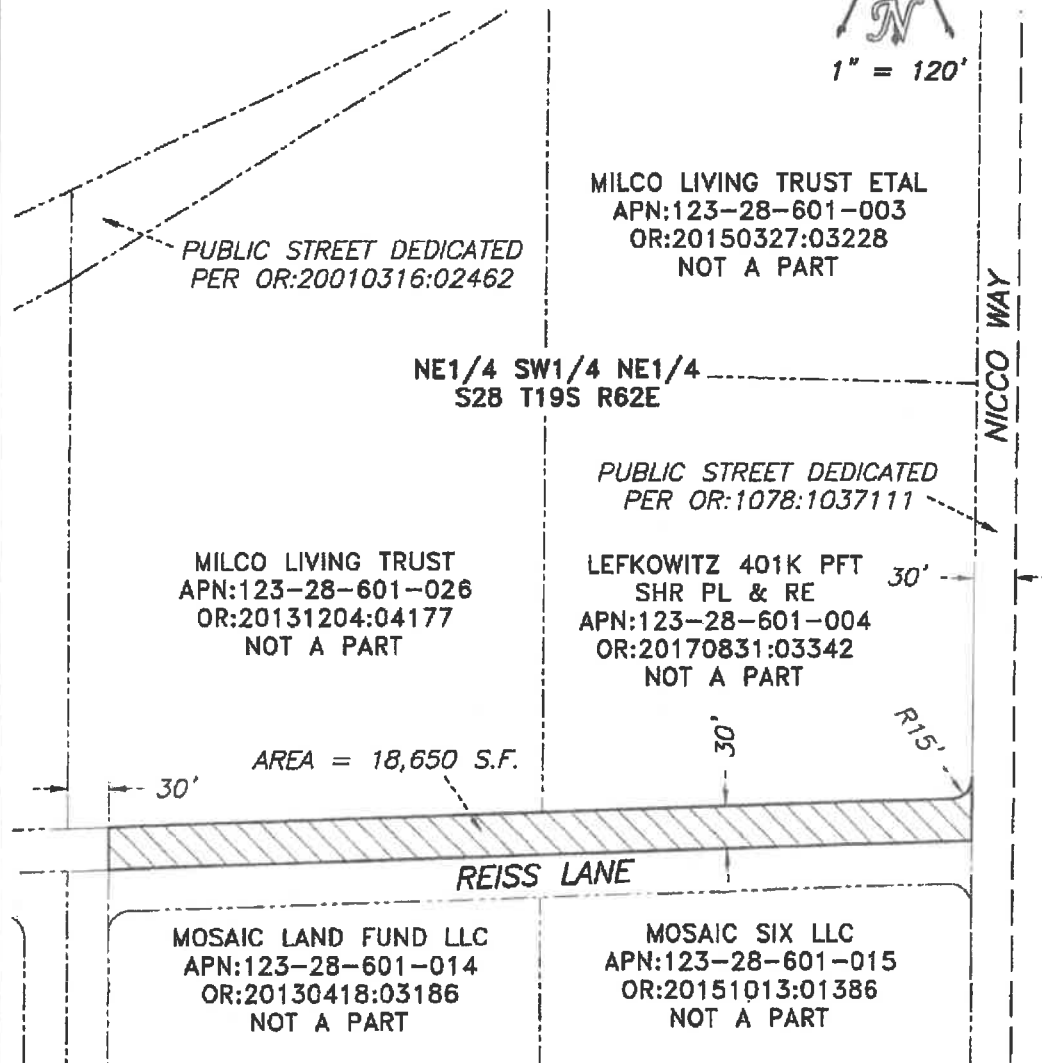
TEX J. BROOKS, PLS  
NEVADA LICENSE NO. 13747



APN: 123-28-699-002  
PUBLIC STREET VACATION



1" = 120'



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WALLACE MORRIS KLINE  
SURVEYING, LLC.  
LAND SURVEY CONSULTING

5740 S. ARVILLE ST. #206  
LAS VEGAS, NEVADA 89118

EXHIBIT "B"

LYING WITHIN THE NORTHEAST QUARTER (NE1/4)  
OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 62  
EAST, M.D.M., CITY OF NORTH LAS VEGAS, NEVADA

PAGE 1 OF 1

**WALLACE MORRIS KLINE SURVEYING, LLC**  
**Land Survey Consulting**

**APN: 123-28-699-005**  
**PUBLIC STREET VACATION**  
**VS-\_\_-\_\_**

**EXHIBIT "A"**

**EXPLANATION:** THIS DESCRIPTION REPRESENTS A PUBLIC STREET VACATION IN  
SUPPORT OF THE "TROPICAL - 4" PROJECT.

**DESCRIPTION**

THOSE PORTIONS OF "REISS LANE" AS DEDICATED TO CLARK COUNTY BY THAT  
CERTAIN GRANT, BARGAIN, SALE DEED RECORDED IN BOOK 1290, AS INSTRUMENT NO.  
1249144, OFFICIAL RECORDS, CLARK COUNTY, NEVADA, LYING WITHIN THE NORTHEAST  
QUARTER (NE1/4) OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 62 EAST, M.D.M., CITY  
OF NORTH LAS VEGAS, CLARK COUNTY, NEVADA, BEING MORE PARTICULARLY  
DESCRIBED AS FOLLOWS:

THE NORTH 30.00 FEET OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHWEST  
QUARTER (SW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 28;

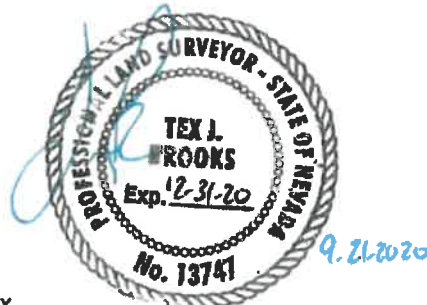
**TOGETHER WITH A SPANDREL AREA IN THE NORTHWEST CORNER THEREOF, BEING THE  
SOUTHEAST CORNER OF THE INTERSECTION OF "REISS LANE" AND "CASTLEBERRY  
LANE", BOUNDED ON THE WEST BY THE EAST LINE OF THE WEST 30.00 FEET, ON THE  
NORTH BY THE SOUTH LINE OF THE NORTH 30.00 FEET AND ON THE SOUTHEAST BY THE  
ARC OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 15.00 FEET AND  
BEING TANGENT TO THE EAST LINE OF THE WEST 30.00 FEET AND TANGENT TO THE  
SOUTH LINE OF THE NORTH 30.00 FEET;**

**TOGETHER WITH A SPANDREL AREA IN THE NORTHEAST CORNER THEREOF, BEING THE  
SOUTHWEST CORNER OF THE INTERSECTION OF "REISS LANE" AND "NICCO WAY",  
BOUNDED ON THE NORTH BY THE SOUTH LINE OF THE NORTH 30.00 FEET, ON THE EAST  
BY THE WEST LINE OF THE EAST 30.00 FEET AND ON THE SOUTHWEST BY THE ARC OF  
A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 15.00 FEET AND BEING  
TANGENT TO THE SOUTH LINE OF THE NORTH 30.00 FEET AND TANGENT TO THE WEST  
LINE OF THE EAST 30.00 FEET;**

**EXCEPTING THEREFROM THE EAST 30.00 FEET AND THE WEST 30.00 FEET THEREOF.**

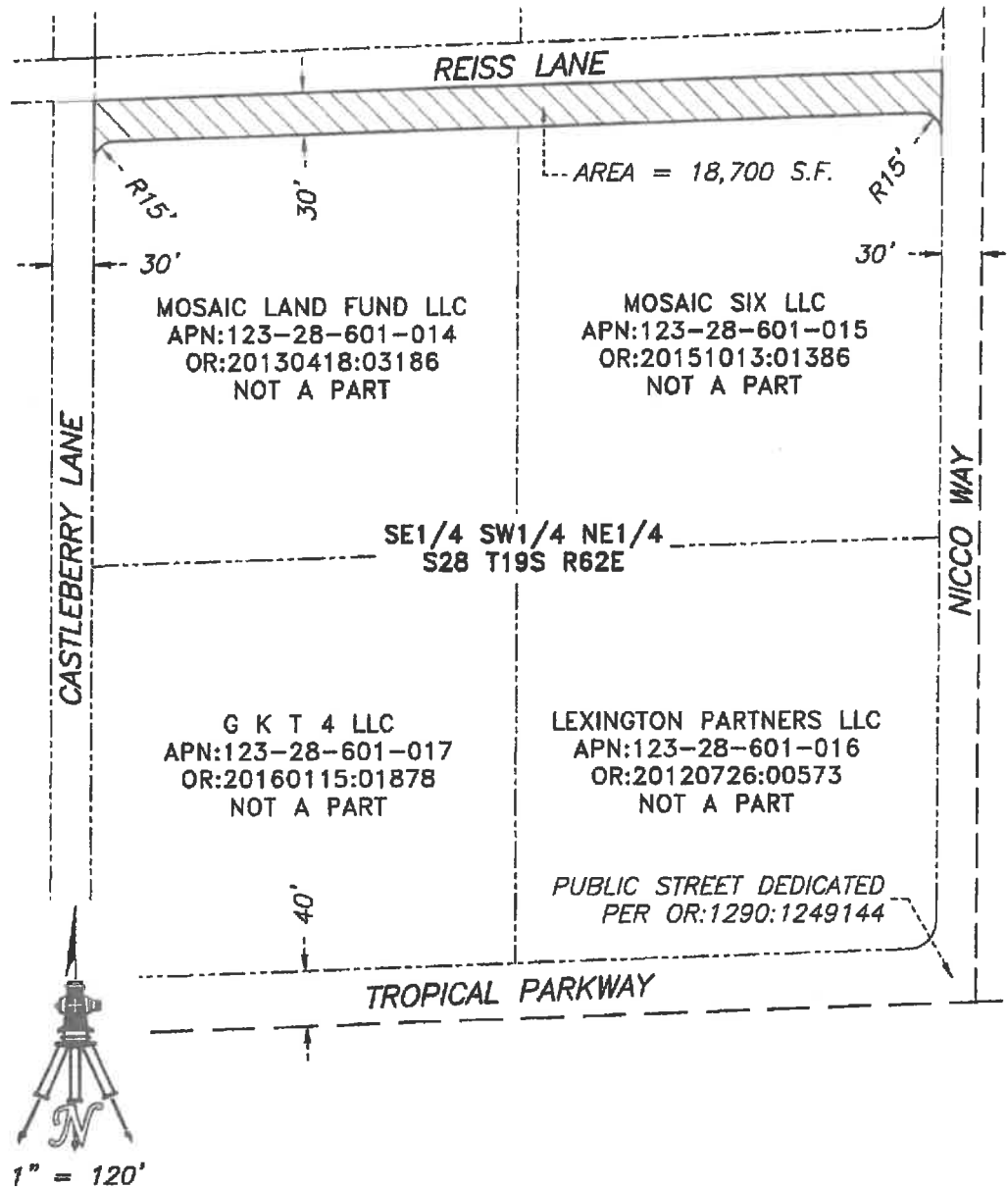
**CONTAINING 18,700 SQUARE FEET, MORE OR LESS.**

TEX J. BROOKS, PLS  
NEVADA LICENSE NO. 13747



Page 1 of 1

APN: 123-28-699-005  
PUBLIC STREET VACATION



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5740 S. ARVILLE ST. #206  
LAS VEGAS, NEVADA 89118

EXHIBIT "B"

LYING WITHIN THE NORTHEAST QUARTER (NE1/4)  
OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 62  
EAST, M.D.M., CITY OF NORTH LAS VEGAS, NEVADA

PAGE 1 OF 1



**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.

006 THIS SCALE IS 1:1000 AND REDUCED FROM 1:125 ORIGINAL

- MAP LEGEND**
- Parcel Boundary
  - Sub Boundary
  - Road Easement
  - Match/Leaser Line
  - Historic Lot Line
  - Historic Sub Boundary
  - Section Line
  - Condominium Unit
  - Air Space PCL
  - Right of Way PCL
  - Subsurface PCL
  - 207 Road Parcel Number
  - 001 Parcel Number
  - 1.00 Acreage
  - 202 Parcel Subarea Number
  - FB 2-4-0 Plat Recording Number
  - 5 Block Number
  - 5 Lot Number
  - 6.1 Gov Lot Number

**Scale: 1" = 200'**

101	102	103
124	125	122
139	140	141

**Rev: 6/16/2020**

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
31	32	33	34	35	36	37	38	39	40

**S 2 NE 4**

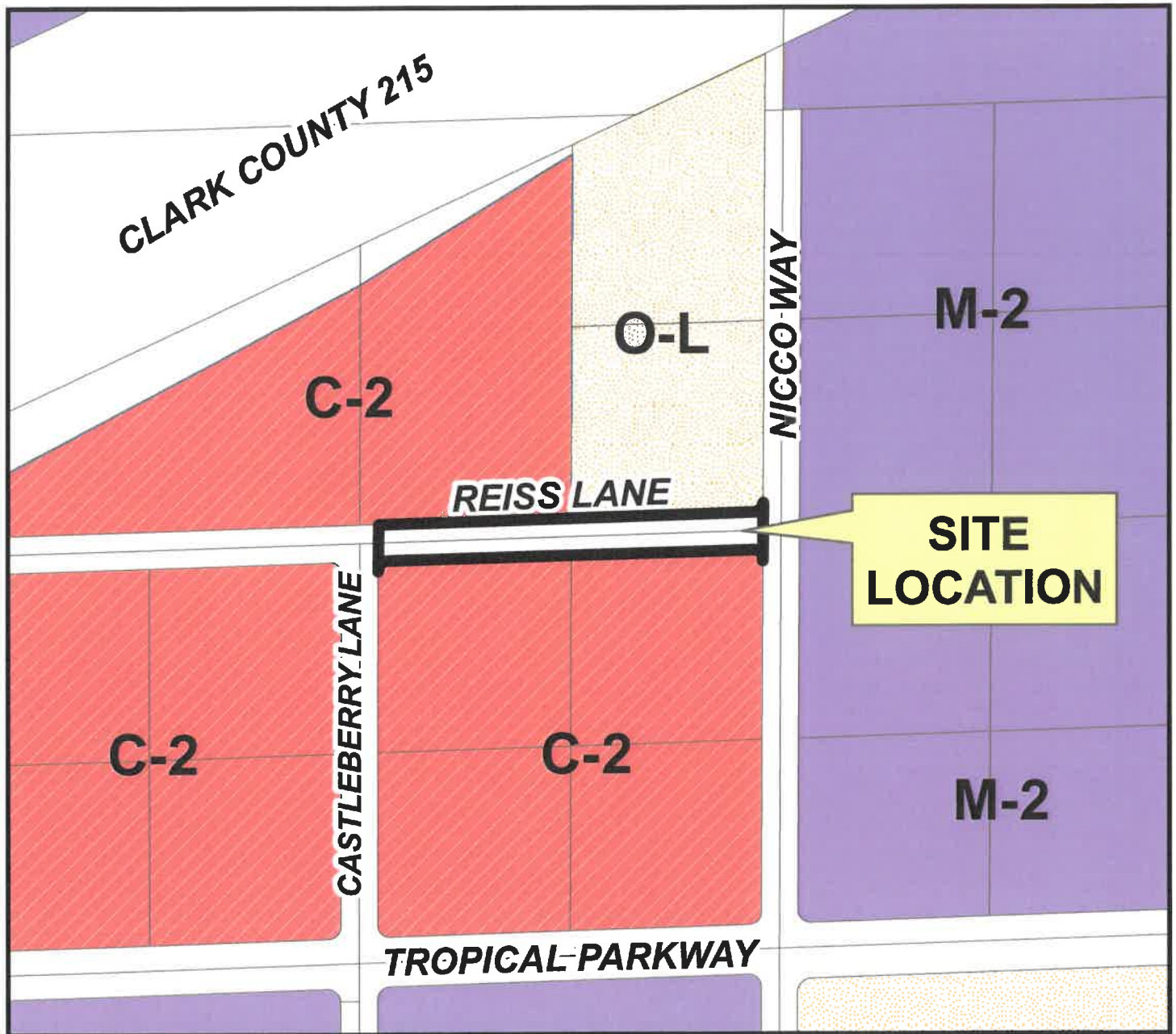
1	2	3	4	5	6	7	8	9	10
11	12	13	14	15	16	17	18	19	20
21	22	23	24	25	26	27	28	29	30
31	32	33	34	35	36	37	38	39	40





# THE CITY OF NORTH LAS VEGAS

## Location & Zoning Map



Applicant: Van Trust Real Estate  
Application Type: Property Reclassification  
Request: To vacate Reiss Lane between Castleberry Lane and Nicco Way  
Case Number: VAC-10-2020

11/16/2020

