

KAEMPFER

CROWELL

ATTORNEYS AT LAW

LAS VEGAS OFFICE

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702.792.7000

Revised

11/05/2020 ZN-19-2020

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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.

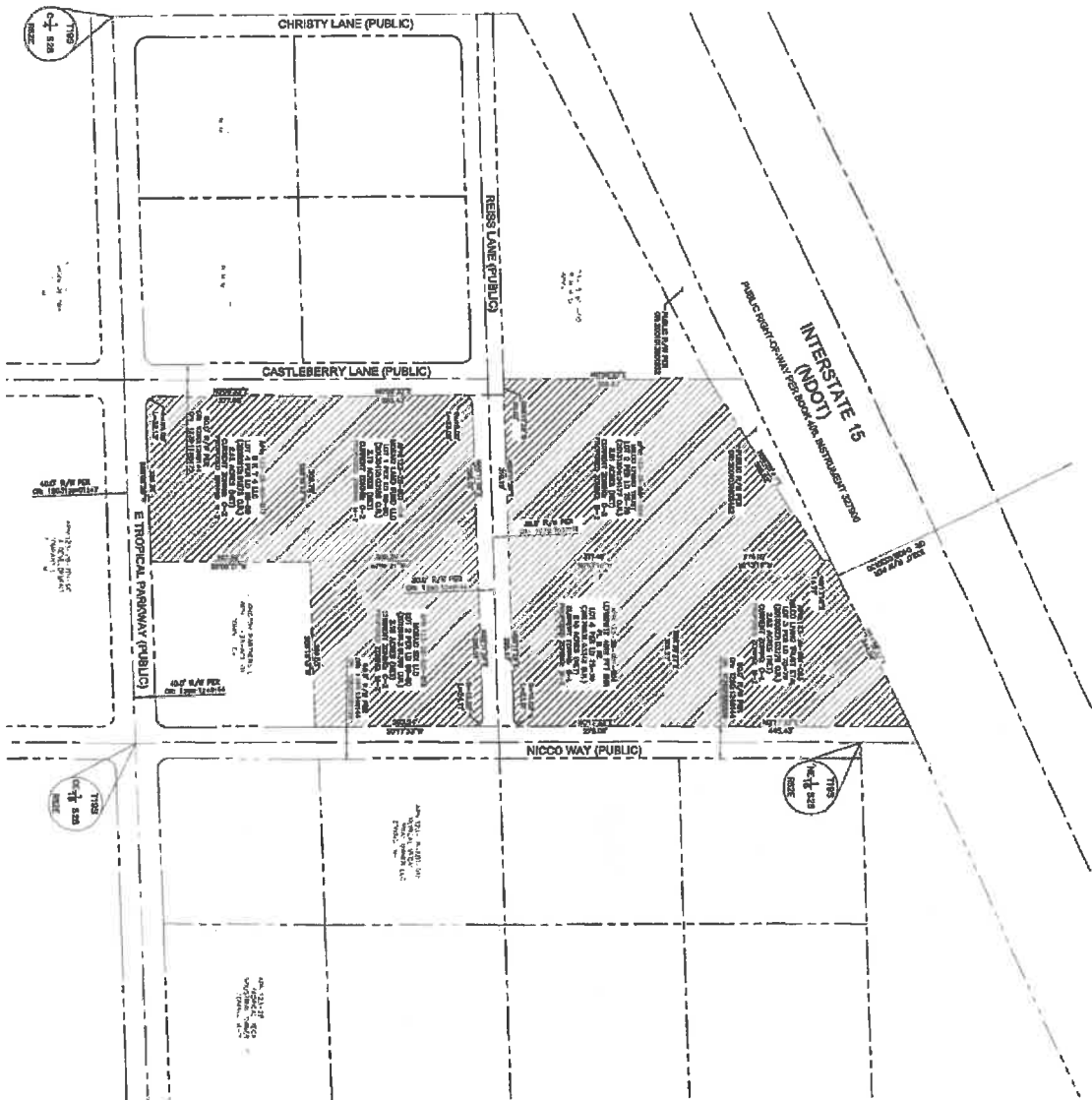
The surrounding area has been trending toward large industrial developments. Most recently, the 85 acres directly adjacent to the east of the Property was rezoned to M-2 to allow for future industrial uses. The property to the east also requested the vacation of Reiss Lane which was approved by the North 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



GRAPHIC SCALE IN FEET
0 25 50 75 100
1" = 100'



LEGEND

- PROPERTY LINE
- EASEMENT
- RIGHT-OF-WAY
- RECORDING TO SURVEY INSTRUMENT, 0-0-0



TROPICAL 4
ZONING CHANGE EXHIBIT
CITY OF NORTH LAS VEGAS, NV

SCALE: 1" = 100'
SCALE: 1/2" = 100'
DESIGNED BY: RD
DRAWN BY: CW
CHECKED BY: EN
DATE: 09/30/20

Kimley-Horn
© 2020 KIMLEY-HORN AND ASSOCIATES, INC.
7740 RITA 18th Street, Suite 300
Pomona, Arizona 85065 (602) 844-6000

PROJECT NO. 231700000
DRAWING NAME: ZC-1
1 OF 1

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	10/01/20
2	ISSUED FOR PERMIT	10/01/20
3	ISSUED FOR PERMIT	10/01/20
4	ISSUED FOR PERMIT	10/01/20
5	ISSUED FOR PERMIT	10/01/20
6	ISSUED FOR PERMIT	10/01/20
7	ISSUED FOR PERMIT	10/01/20
8	ISSUED FOR PERMIT	10/01/20
9	ISSUED FOR PERMIT	10/01/20
10	ISSUED FOR PERMIT	10/01/20

**Neighborhood Meeting Summary
Tropical/Nicco
October 26, 2020**

A neighborhood meeting was held for the above project on Monday, October 26, 2020 at the Skyview YMCA. A copy of the notice is attached. Liz Olson from Kaempfer Crowell attended the meeting on behalf of the developer.

There were no neighbors in attendance.

ASSESSOR'S PARCELS - CLARK COUNTY, NV.

Brianna Johnson - Assessor

119S R62E

28

S 2 NE 4

123-28-6

101 102 103

124 123 122

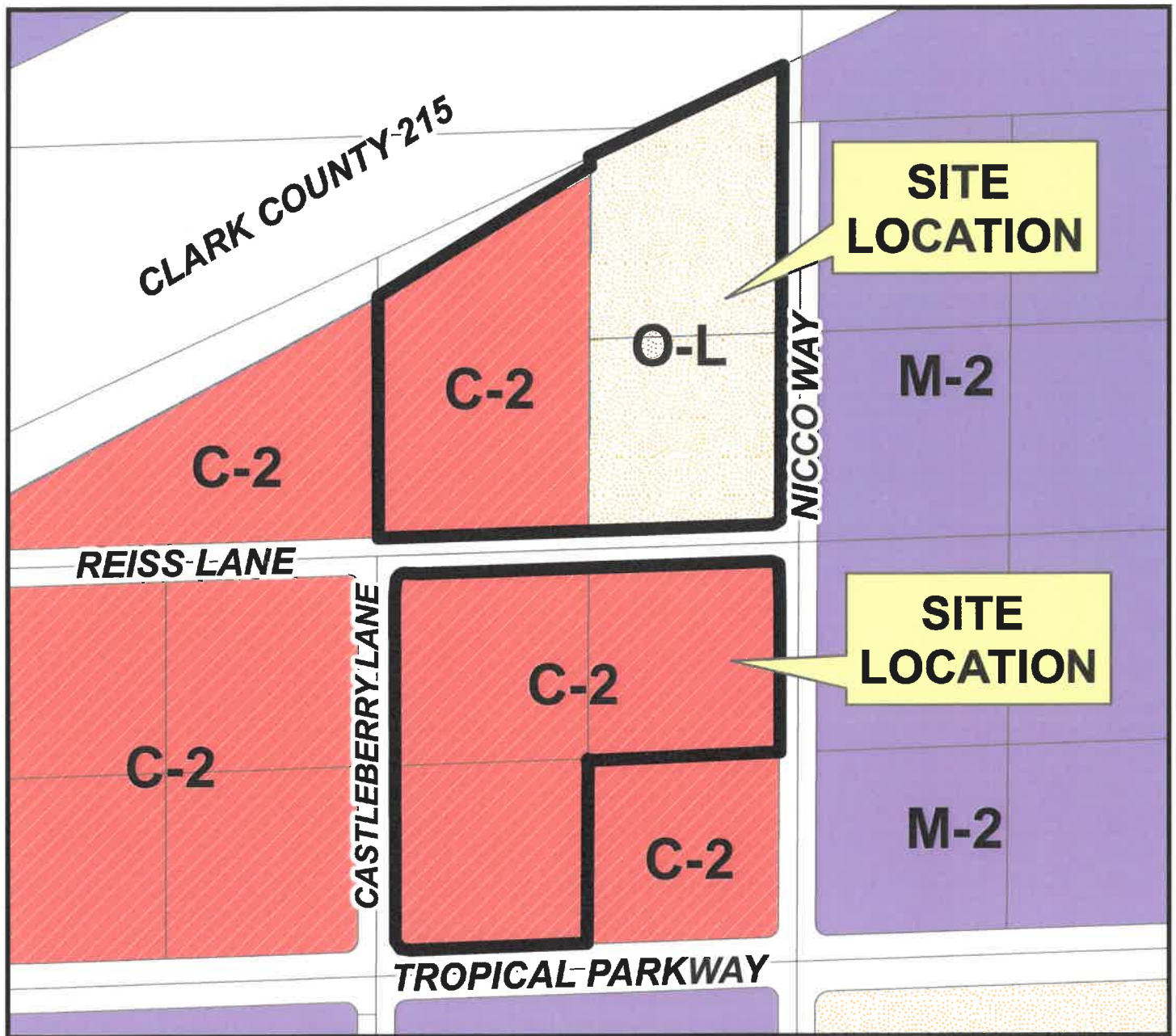
139 140 141

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THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: Van Trust Real Estate
Application Type: Property Reclassification
Request: From C-2 (General Commercial District) and O-L (Open Land District)
to M-2 (General Industrial District)
Project Info: The northeast corner of Tropical Parkway and the Castleberry Lane
alignment
Case Number: ZN-19-2020

11/16/2020

