

Revised

11/05/2020 AMP-13-2020

LAS VEGAS OFFICE
1980 Festival Plaza Drive
Suite 650
Las Vegas, NV 89135
Tel: 702.792.7000
Fax: 702.796.7161

RENO OFFICE
50 West Liberty Street
Suite 700
Reno, NV 89501
Tel: 775.852.3800
Fax: 775.327.2011

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

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

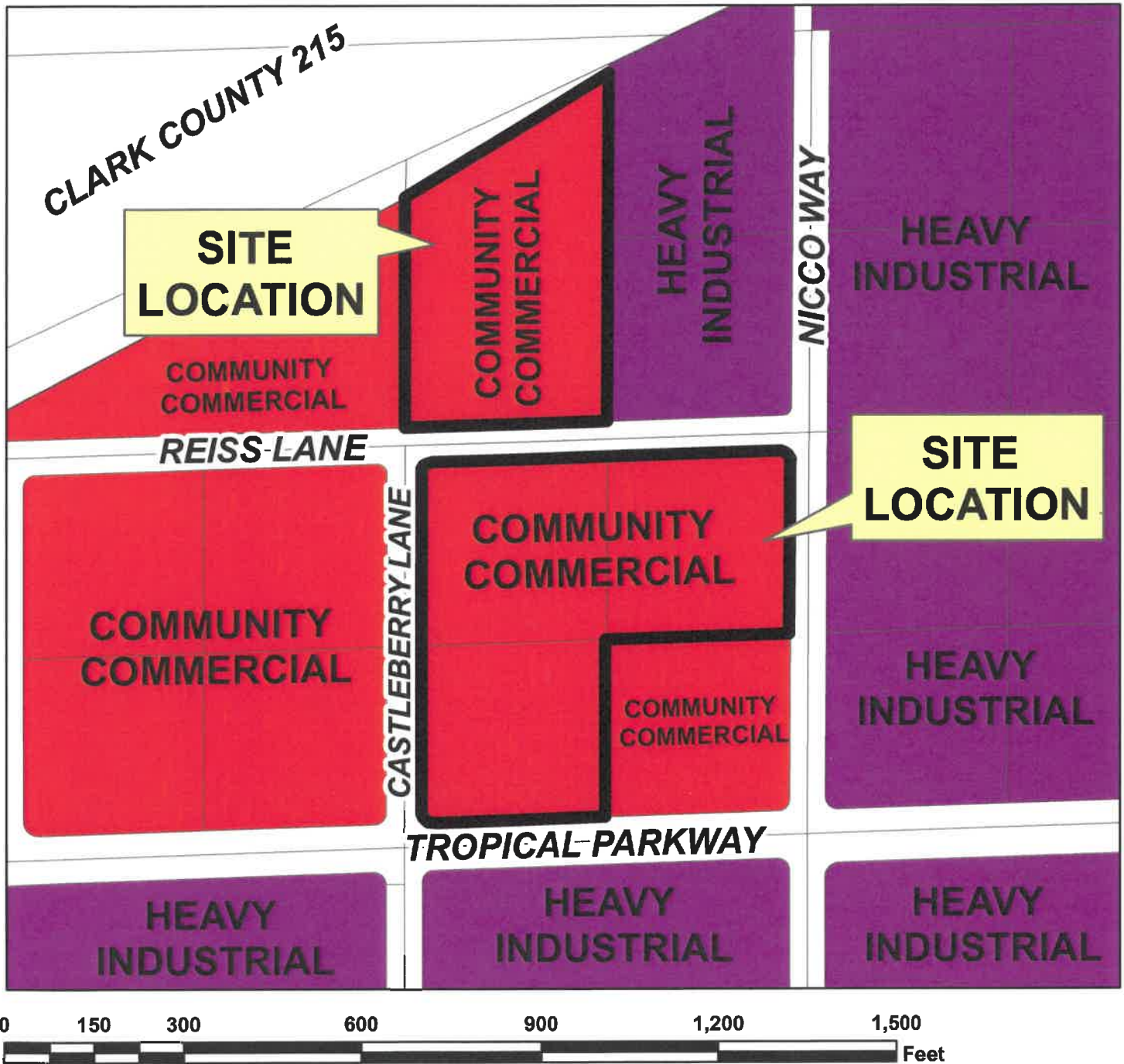
A neighborhood meeting was held for the above project on Monday, October 26, 2020 at the Skyview YMCA. A copy of the notice is attached. Liz Olson from Kaempfer Crowell attended the meeting on behalf of the developer.

There were no neighbors in attendance.



THE CITY OF NORTH LAS VEGAS

Comprehensive Plan Map



Applicant: Van Trust Real Estate
Application Type: Comprehensive Plan Amendment
Request: Change from Community Commercial to Heavy Industrial
Project Info: The northeast corner of Tropical Parkway and the Castleberry Lane alignment
Case Number: AMP-13-2020

11/16/2020

