

CITY OF NORTH LAS VEGAS
INTEROFFICE MEMORANDUM

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.

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

RENO OFFICE
50 West Liberty Street
Suite 700
Reno, NV 89501
Tel: 775.852.3900
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



SCALE (H): 1"=100'
SCALE (V): N/A
DESIGNED BY: RO
DRAWN BY: CW
CHECKED BY: EW
DATE: 09/30/20

Kimley»Horn
© 2020 KIMLEY-HORN AND ASSOCIATES, INC.
7740 North 18th Street, Suite 300
Phoenix, Arizona 85022 (602) 944-6500

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:

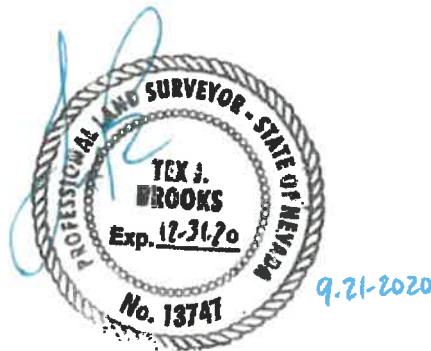
THE SOUTH 30.00 FEET OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST
QUARTER (SW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 28;

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.

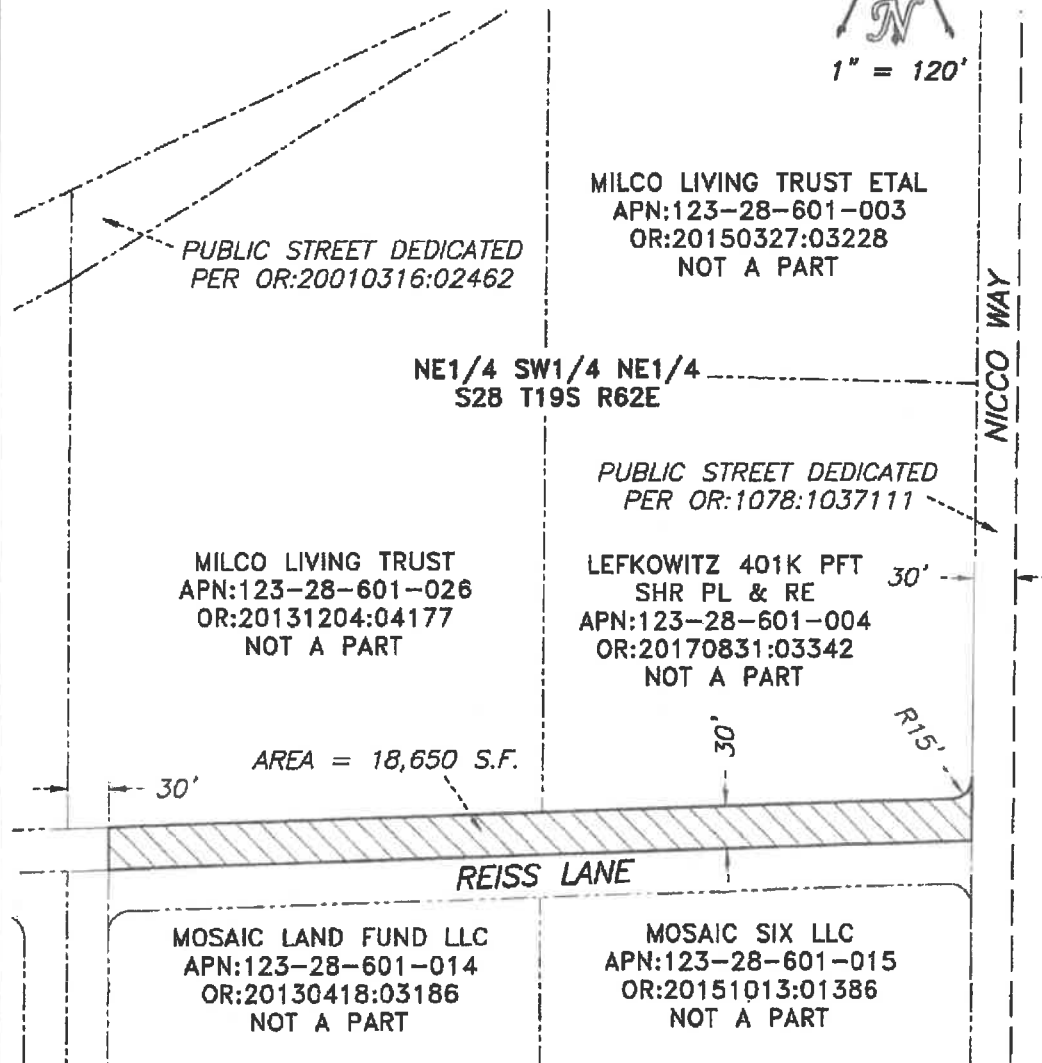
TEX J. BROOKS, PLS
NEVADA LICENSE NO. 13747



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



1" = 120'



P:\KHA\20168 TROPICAL 4\DWG\EXHIBITS\20168-VAC-ROW-02.DWG

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;

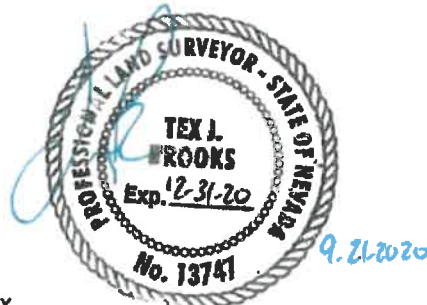
**TOGETHER WITH A SPANDREL AREA IN THE NORTHWEST CORNER THEREOF, BEING THE
SOUTHEAST CORNER OF THE INTERSECTION OF "REISS LANE" AND "CASTLEBERRY
LANE", BOUNDED ON THE WEST BY THE EAST LINE OF THE WEST 30.00 FEET, ON THE
NORTH BY THE SOUTH LINE OF THE NORTH 30.00 FEET AND ON THE SOUTHEAST BY THE
ARC OF 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.

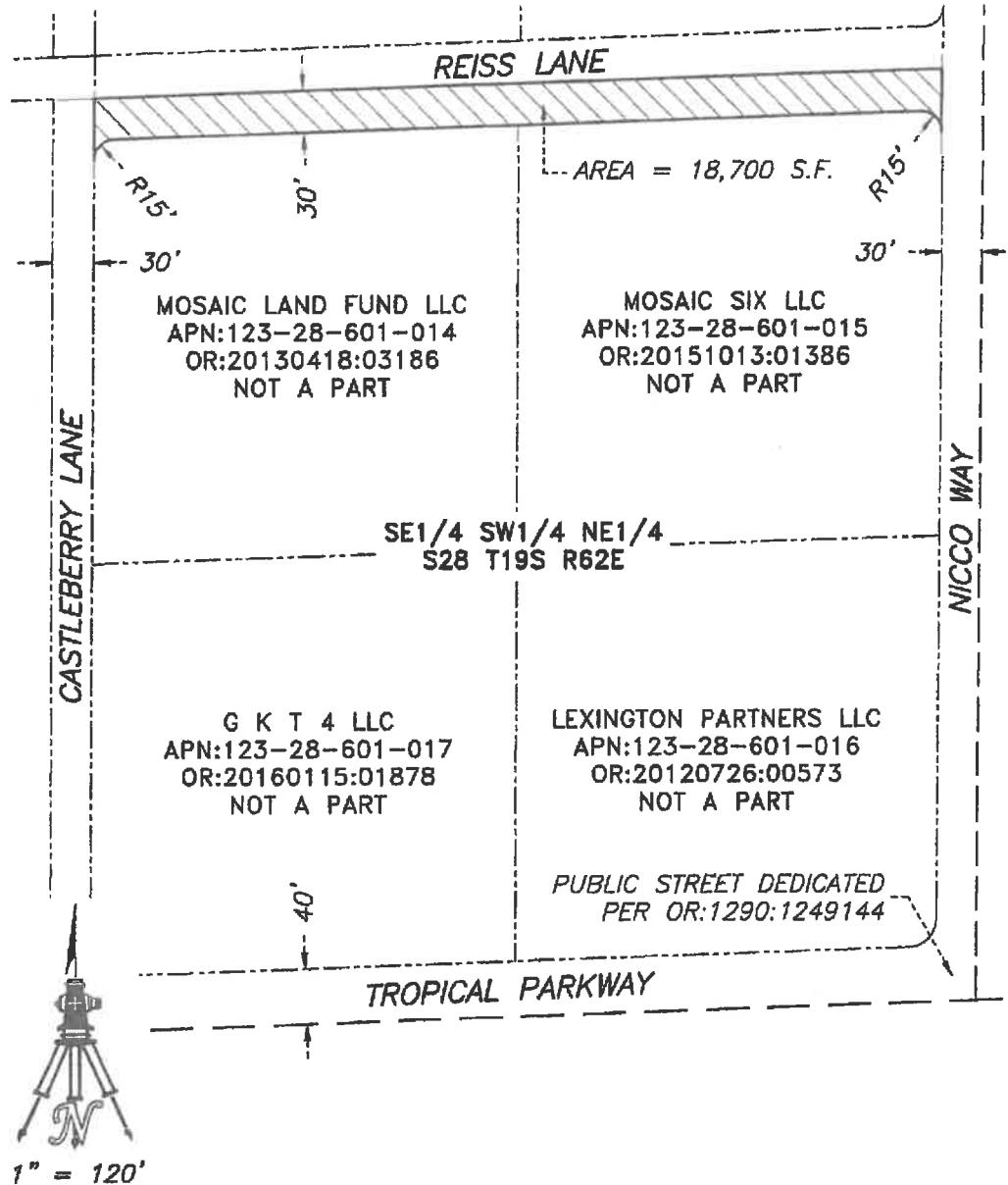
CONTAINING 18,700 SQUARE FEET, MORE OR LESS.

TEX J. BROOKS, PLS
NEVADA LICENSE NO. 13747



Page 1 of 1

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



P:\KHA\20168 TROPICAL 4\DWG\EXHIBITS\20168-VAC-ROW-01.DWG

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

NOTES

This map is for assessment use only and does NOT represent a survey.

No liability is assumed for the accuracy of the data depicted 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 Subdiv 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

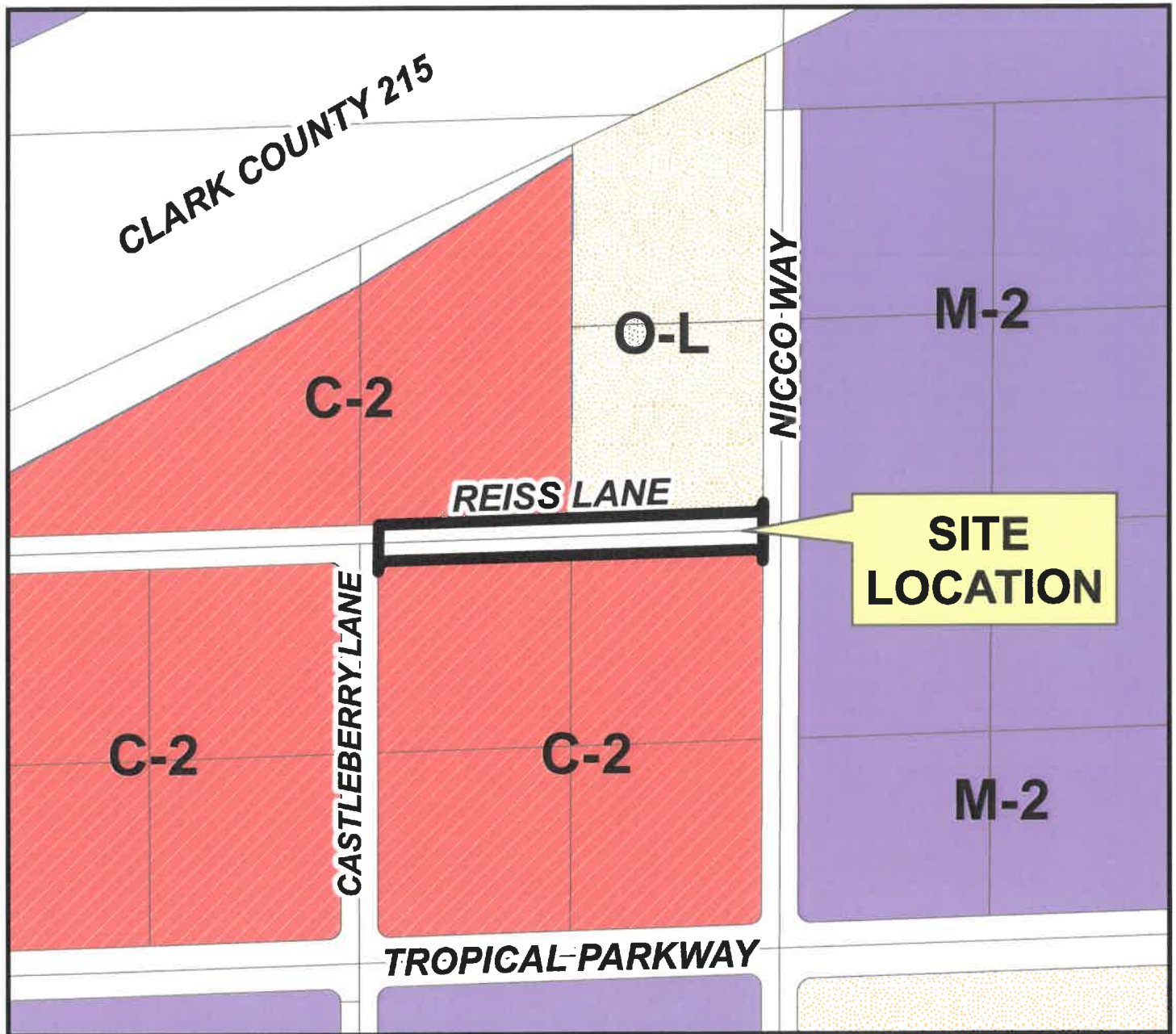
1	2	3	4	5	6	7	8	9	10
11	12	13	14	15	16	17	18	19	20
21	22	23	24	25	26	27	28	29	30
31	32	33	34	35	36	37	38	39	40





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

