

January 18, 2021

City of North Las Vegas
2250 Las Vegas Blvd., North
North Las Vegas, NV 89030

Re: Letter of Intent

Project: Tropical Speedway Commerce Center – Phase II (TSCC2)

Harsch Investment Properties is a regional, professionally-run, family-owned company that has been doing business for over 60 years. We exhibit a pride of ownership in our properties that is unmatched in the industry. We care deeply about every one of our tenants, and feel that the spaces we provide make them more productive in their business.

It is our intent to develop the vacant lot on the north side of Tropical Parkway at the intersection of Beesley Drive. We are proposing to build one large shell building with the intent to lease to one or several tenants depending on the tenants needs. The tenants are unknown at this time, but it is anticipated that they will be warehouse, manufacturing or distribution with a small amount of office space. As part of this project, we will be providing the required public works improvements to each street on three sides of the site.

The site is currently zoned Open Land (O-L) and we are submitting this application to reclassify the site to be General Industrial (M-2) to match the adjacent sites around us.

This letter is provided to accompany the application for the Rezone.

If you have any questions, please call.

Sincerely,
VLMK Engineering + Design



BILL G. LAMBERT
Associate



ENGINEERING + DESIGN

G:\Acad2020\20200631\Permits\07 Rezone\Misc\Letter of Intent.docx

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VLMK.COM

Page 1 of 1



MEETING NOTES

Project:	Tropical Speedway Commerce Center 2 Re-zone	Date:	January 25, 2021
Project Number:	20200631	Meeting Name:	Neighborhood Meeting
Address:	6050 E Tropical Parkway APN's 12327201019/1020/1021/1022	Client:	Harsch Investment Properties LLC
Location:	Virtual (Microsoft Teams)		

These minutes reflect our understanding of the topics discussed during the Tropical Speedway Commerce Center 2 Neighborhood Meeting held at 6:00 pm via Microsoft Teams on Monday, January 25, 2021.

ATTENDEES AT MEETING

Please see attached Attendee Sheet.

SUMMARY OF MEETING

Chris Palmateer/VLMK welcomed Councilman Isaac Barron.

Chris Palmateer/VLMK summarized the project – Proposed Development of vacant land on the north side of Tropical Parkway at the intersection of Beesley Drive to include a shell building with the intent to lease to one or several tenants depending on the tenants needs. The tenants are unknown at this time, but it is anticipated that they will be warehouse, manufacturing or distribution with a small amount of office space. As part of this project, we will be providing the required public works improvements to each street on three sides of the site.

The site is currently zoned Open Land (O-L) and we are submitting this application to reclassify the site to be General Industrial (M-2) to match the adjacent sites around us. Work to include construction of a 148,300 sf. building and associated site work located at the proposed address of 6050 E Tropical Parkway. Tax Lot #12327201019/1022/1021/1020.

Bill Lambert/VLMK asked Councilman Isaac Barron if he had seen the existing site under construction (TSCC), located across the street from this proposed development (TSCC 2). Councilman Isaac Barron said that he had driven by the existing project the previous day.

Chris shared a rendering of SCC IV and explained that VLMK and HIP have done several projects in the City of North Las Vegas, and listed a few more examples.

QUESTIONS

- Q: Councilman Isaac Barron – Who are the Tenants? What is the timing for construction? What is the general design of the building and traffic impacts?
- A: Chris Palmateer – At this time, tenants are unknown, the development is a speculative warehouse. In response to timing, Chris explained that we will be in for permitting soon, with hopes to start construction this summer with completion towards end of year. Design to be similar to the development across the street, TSCC, which is currently under construction as well as similar to other VLMK/HIP projects, like SCC IV. In regards to traffic impact, Chris indicated that the area is industrial and that the proposed development will not have any major traffic impacts. Chris added that VLMK will be submitting for a Rezone and Vacation.

Councilman Isaac Barron expressed support of the development.

Meeting ended at 6:30 pm

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.
 USE THIS SCALE/EQUATION WHEN MAP REDUCED FROM 11X17 ORIGINAL

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

MAP LEGEND
 PARCEL BOUNDARY
 SUB BOUNDARY
 CONDOMINIUM UNIT
 AIR SPACE POL
 ROAD EASEMENT
 RIGHT OF WAY POL
 MATCH/LEADER LINE
 HISTORIC LOT LINE
 HISTORIC SUB BOUNDARY
 HISTORIC PMAD BOUNDARY
 SECTION LINE

Legend
 001 PARCEL NUMBER
 1.00 ACREAGE
 202 PARCEL, SUBSEQ NUMBER
 PG 24-45 PLAT RECORDING NUMBER
 5 BLOCK NUMBER
 3 LOT NUMBER
 655 GOV. LOT NUMBER

BOOK
 T19S R6ZE
SHEET
 27
SCALE
 1" = 200'
REV
 1/8/2019

MAP
 S 2 NW 4
123-27-2





THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: VLMK Engineering + Design
Application Type: Property Reclassification
Request: From O-L (Open Land District) to M-2 (General Industrial District)
Project Info: Northwest corner of Tropical Parkway and Beesley Drive
Case Number: ZN-02-2021

2/3/2021

