



March 29, 2021

Marc Jordan, Director of Land Development & Community Services
City of North Las Vegas, Current Planning
2250 Las Vegas Blvd. N., Suite 200.
North Las Vegas, NV 89030

Reference: *Tropical Assemblage 2.0 – Letter of Intent for a proposed Master Streets & Highways Comprehensive Plan Amendment for the removal of Azure Avenue between Beesley drive & Madge lane.*

Dear Mr. Jordan,

Kimley-Horn & Associates, on behalf of the applicant, CapRock Partners, LLC, respectfully submit this justification letter with an application of vacation for the referenced project.

Master Streets & Highways Comprehensive Plan Amendment Description: The proposed comprehensive plan amendment is for the removal of a portion of Azure Avenue as shown on the current comprehensive plan and included site plan exhibit. The intent is to eliminate 620 \pm linear feet of Azure Avenue between Beesley Drive and Madge Lane. The proposed plan amendment is in support the Tropical Assemblage 2.0 project and development of the proposed 400k square foot, 3 building industrial warehouse project bounded by Interstate 15 on the North, Madge Ln on the West, and Beesley Drive on the East. Currently no public right of way is dedicated within this proposed alignment of Azure Avenue. An application for a tentative map and roadway/easement vacations will be submitted in the future.

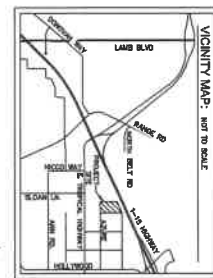
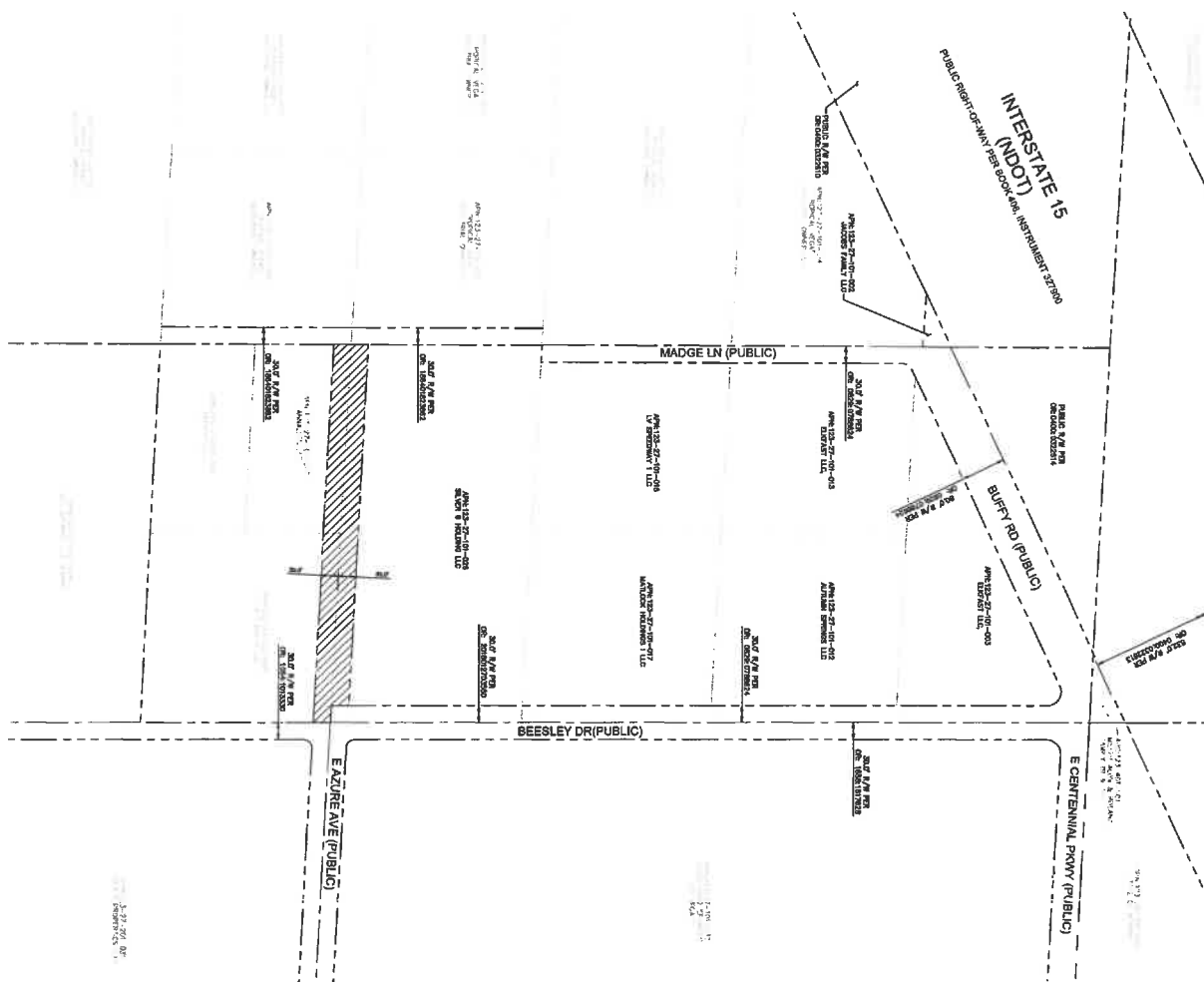
We appreciate your consideration of the proposed Master Streets & Highways Comprehensive Plan Amendment to support the Tropical Assemblage 2.0 project.

Please contact me at (602) 216-1255 if you have any questions regarding this application.

Respectfully,

A handwritten signature in blue ink, appearing to read "R. Goebel".

Rick Goebel
Kimley-Horn and Associates



TROPICAL ASSEMBLAGE 2.0
MASTER STREET AND HIGHWAY COMPREHENSIVE
PLAN AND ZONING - SITE PLAN
CITY OF LAS VEGAS, NV

SCALE (H): 1"=100'
SCALE (V): N/A
DESIGNED BY: RG
DRAWN BY: MH
CHECKED BY: RG
DATE: 03/15/2021

Kimley»Horn
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
7740 North 16th Street, Suite 300
Phoenix, Arizona 85020 (602) 944-5500

PROJECT NO.
281337009
DRAWING NAME
SP-1
1 OF 1



NO.	REVISION	BY	DATE	APP.



March 29, 2021

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City of North Las Vegas, Current Planning
2250 Las Vegas Blvd. N., Suite 200.
North Las Vegas, NV 89030

Reference: *Tropical Assemblage 2.0 – Master Streets and Highway Comprehensive Plan Amendment Neighborhood Meeting Summary.*

Dear Mr. Jordan,

Kimley-Horn, on behalf of the applicant, CapRock Partners, hosted a neighborhood meeting at Centennial Hills YMCA located at 6601 N. Buffalo Drive, Las Vegas, NV 89131.

Meeting Summary: A neighborhood meeting was held on Friday, March 26, 2019 from 3:00pm to 4:00pm to discuss the Master Streets & Highway Comprehensive Plan Amendment for the removal of Azure Avenue between Beesley Drive and Madge Lane. No representatives from the notified parcels' attended the meeting.

Please contact me at (602) 216-1255 if you have any questions regarding this application.

Respectfully,

A handwritten signature in blue ink, appearing to read "R. Goebel".

Rick Goebel
Kimley-Horn and Associates

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. See the

USE THIS SCALE FEET WHEN MAP REDUCED FROM 11X17 ORIGINAL

0 100 200 400 600

MAP LEGEND

- PARCEL BOUNDARY
- SUB BOUNDARY
- ROAD EASEMENT
- MATCH / LEADER LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- HISTORIC PMLD BOUNDARY
- SECTION LINE
- CONDOMINIUM UNIT
- AIR SPACE POL.
- RIGHT OF WAY POL.
- SUB-SURFACE POL.
- 007 ROAD PARCEL NUMBER
- 001 PARCEL NUMBER
- 1.00 ACREAGE
- 202 PARCEL SUBSEQ NUMBER
- PM 24-45 PLAT RECORDING NUMBER
- 5 BLOCK NUMBER
- GLS GOV LOT NUMBER

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

T19S R62E

SEC 27

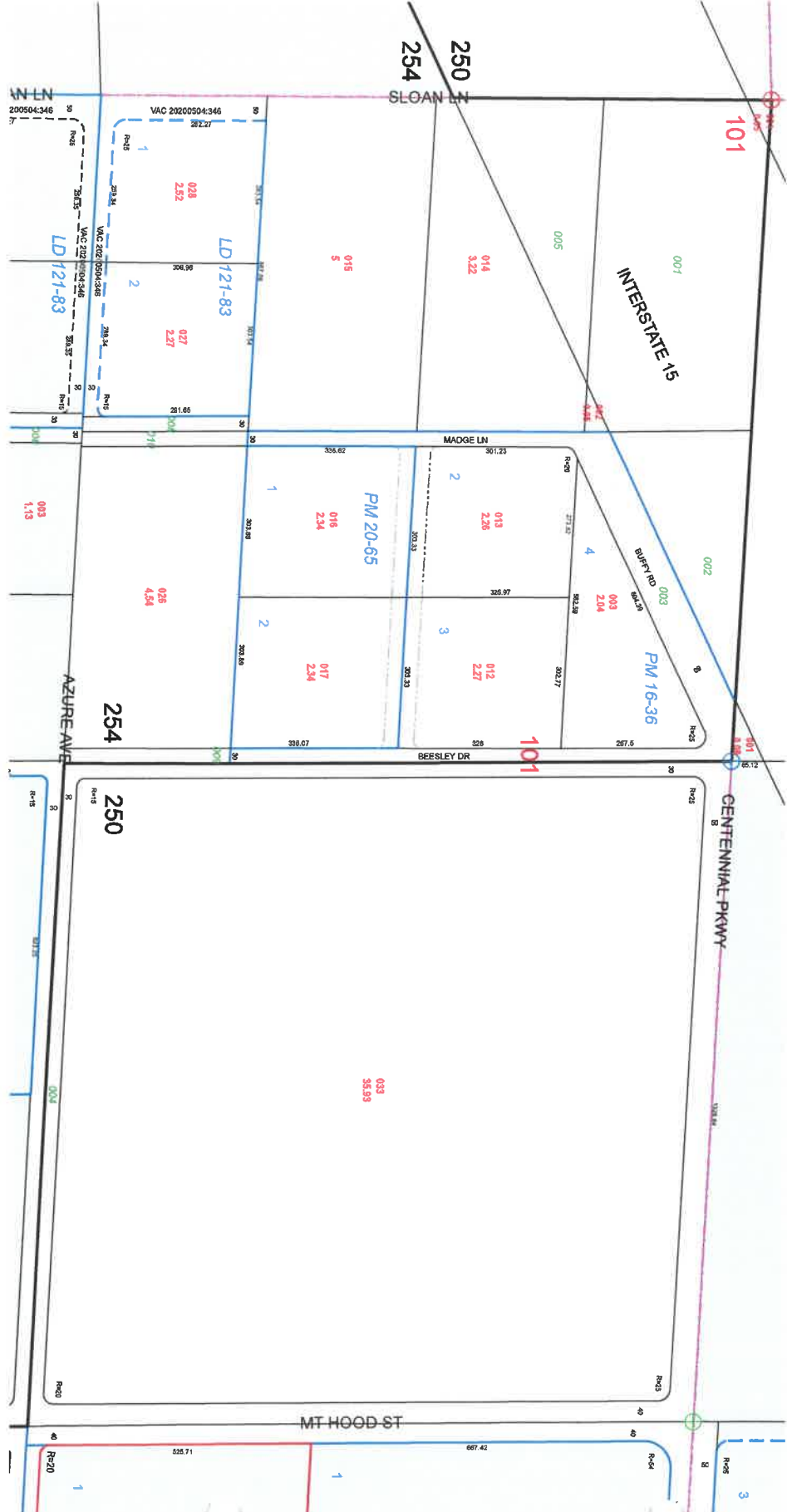
N 2 NW 4

123-27-1

101	102	103
124	123	122
139	140	141

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

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



Month	Number of People
January	100
February	150
March	200
April	250
May	300
June	350
July	400
August	350
September	300
October	250
November	200
December	150

123-27-2

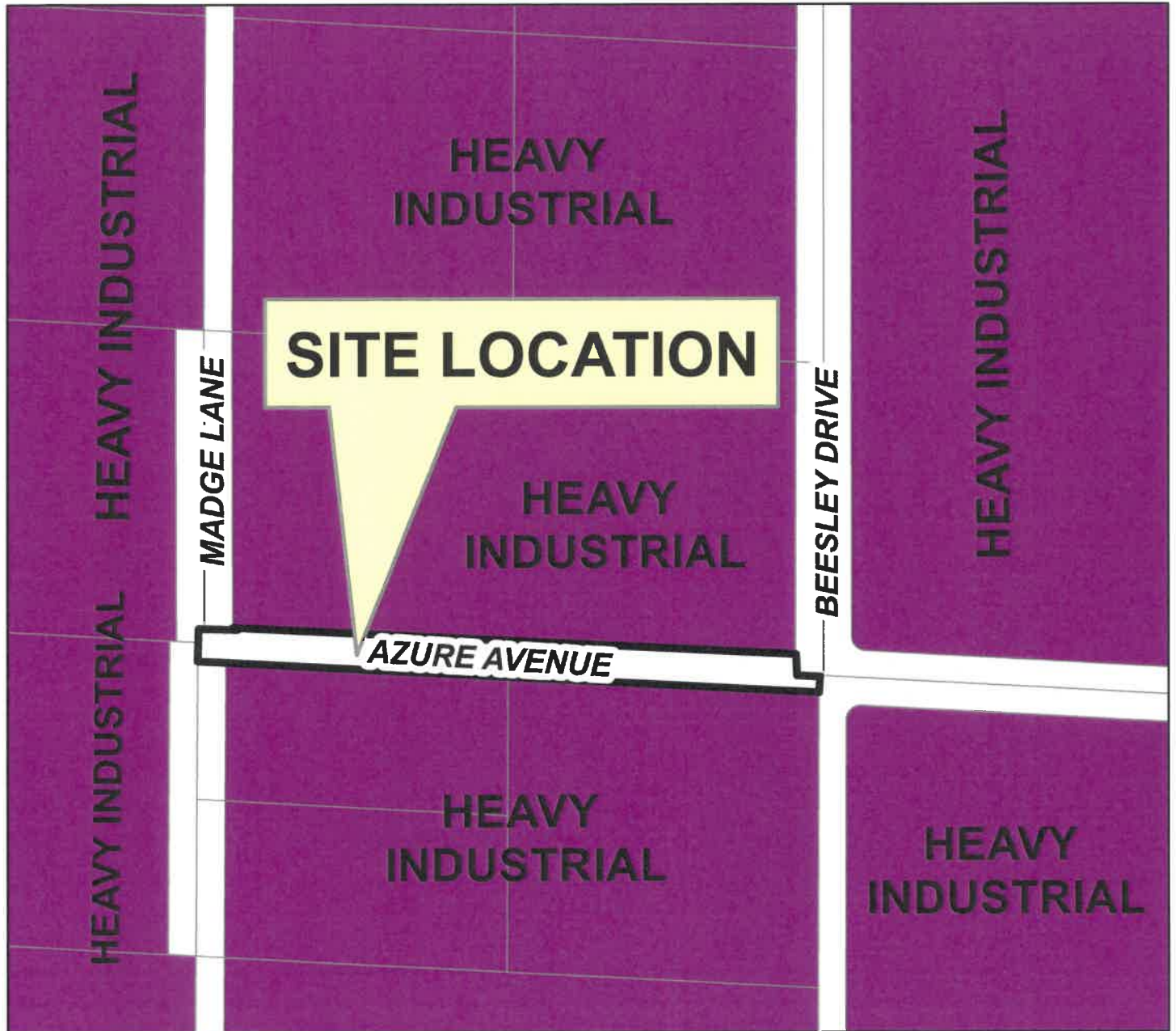


TAX DIST 254



THE CITY OF NORTH LAS VEGAS

Comprehensive Plan Map



Applicant: Caprock Partners LLC
Application Type: Comprehensive Plan Amendment
Request: To remove Azure Avenue between Madge Lane and Beesley Drive
Case Number: AMP-05-2021

4/13/2021

