

**KAEMPFER
CROWELL**

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February 18, 2021

VIA EMAIL

**CITY OF NORTH LAS VEGAS
DEPARTMENT OF PLANNING
2250 Las Vegas Boulevard North
North Las Vegas, NV 89030**

***Re: Justification Letter – Amendment to Master Plan, Zone Change, & Vacation and
Abandonment of Right-of-Way
APNs: 123-28-601-001 and 010 thru 013***

To Whom It May Concern:

Please be advised our office represents (the “Applicant”) in the above-referenced matter. The Applicant is requesting to amend the master plan and change the zoning district for property generally located at the northeast corner of Tropical Parkway and Christy Lane. The property is more particularly described as APNs: 123-28-601-001 and 010 thru 013 (collectively the “Site”). Additionally, the Applicant is requesting to vacate and abandon unnecessary right-of-way that bisects the Site. The Site is approximately 12.96 acres.

Amendment to Master Plan and Zone Change Requests

The Applicant is requesting to amend the Site’s master plan designation from Community Commercial to Heavy Industrial. The Applicant is also requesting to change the Site’s zoning district from C-2 to M-2. The requested changes to the master plan and zoning are appropriate for the following reasons:

- The request is compatible to the area because properties immediately to the south and east of the Site are master planned Heavy Industrial and zoned M-2.
- The Site is adjacent to the I-15 and near the I-15/Tropical Interchange providing for easy industrial traffic access to the Site.
- Properties on the north side of the I-15 are planned Heavy Industrial and zoned M-2.
- The proposed zone change to M-2 is the appropriate corresponding zoning district for the proposed master plan designation of Heavy Industrial.

Vacate and Abandon Reiss Lane

The Applicant is requesting to vacate and abandon Reiss Lane that currently bisects the Site. Reiss Lane is no longer needed for the following reasons: (1) Reiss Lane is vacated to the east of Castleberry Lane, (2) Reiss Lane terminates west due to I-15, and (3) the vacation of Reiss Lane will not land lock any properties. At this time, we understand that the City of North Las Vegas is in the process of converting the vacation and abandonment application and submittal process from Planning to Public Works. As such, planning staff indicated that the requirements to file for a vacation and abandonment application will be addressed at the Task Force meeting.

We thank you in advance for your time and consideration of this request. Should you have any questions, please feel free to contact me.

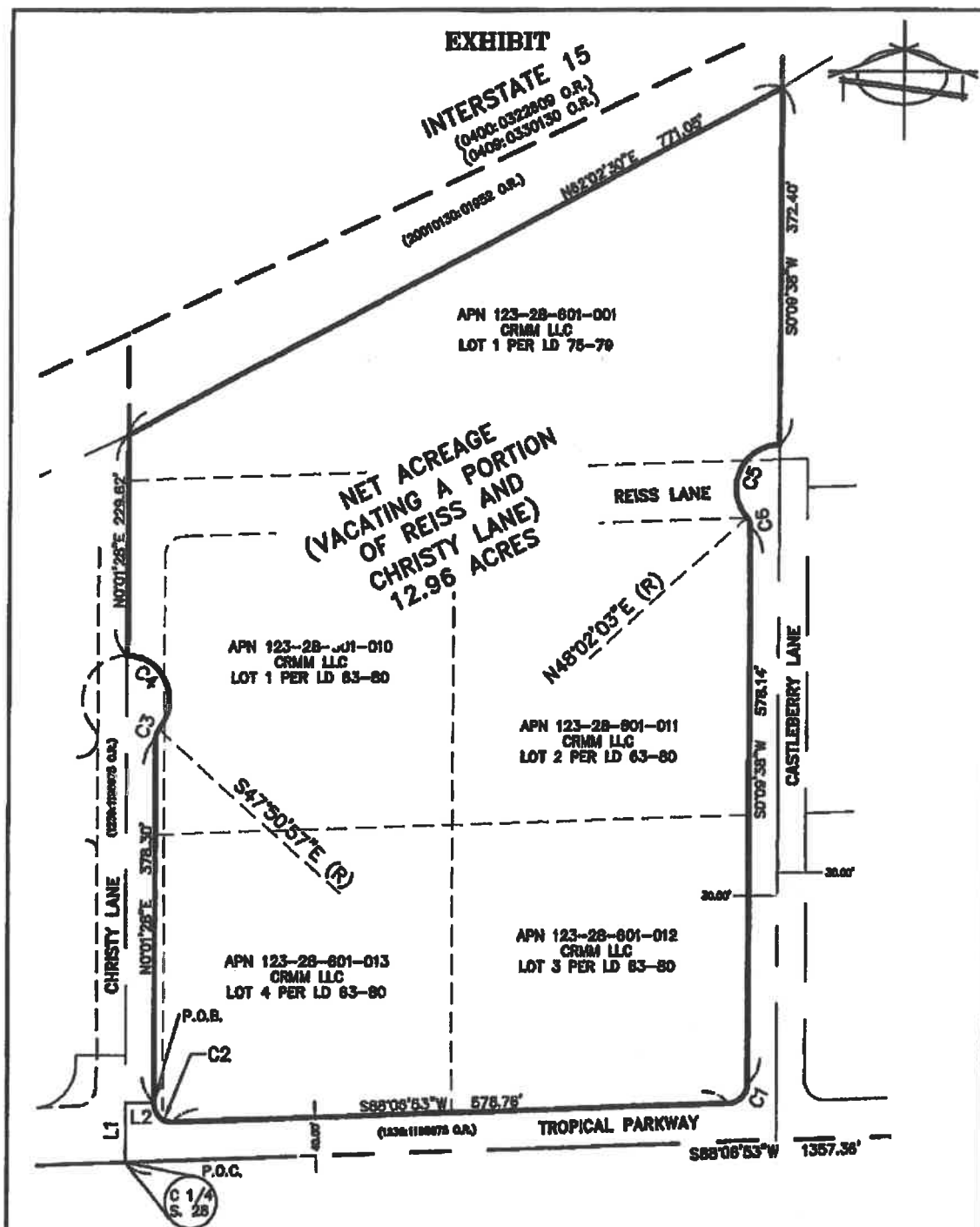
Sincerely,

KAEMPFER CROWELL



Anthony J. Celeste

AJC



N: /CRMM LLC C279/DWG/EXHIBITS/REZONING.DWG



BAUGHMAN & TURNER, INC.
 CIVIL ENGINEERS LAND PLANNERS
 LAND SURVEYORS
 1210 HINSON, LAS VEGAS, NEVADA
 (702) 870-8771 89102

PREPARED FOR
 CRMM LLC

DATE 03-29-21	SHT
DRAWN SEB	1
CHECK LEY	OF 2
SCALE N.T.S.	

NEIGHBORHOOD MEETING SUMMARY

On March 24, 2021, Tony Celeste from Kaempfer Crowell held a virtual ZOOM neighborhood meeting. Two neighbors attend, one spoke in support of the project. The other did not speak. Attached is a copy of the Neighborhood Meeting Notice, Affidavit of Mailing and Sign-in sheet.

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.

USE THIS SCALE/ET WHEN MAP REDUCED FROM 11X17 ORIGINAL

0 100 200 300 400 500 600 700

N

MAP LEGEND

- PARCEL BOUNDARY
- CONDOMINIUM UNIT
- PAID BOUNDARY
- AS SPACE PCL.
- RIGHT OF WAY PCL.
- ROAD EASEMENT
- WATCH / LEADER LINE
- HISTORIC LOT LINE
- HISTORIC SLAB BOUNDARY
- HISTORIC PAID BOUNDARY
- SECTION LINE

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

T19S R62E

101	102	103
124	123	122
139	140	141

28

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
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S 2 NE 4

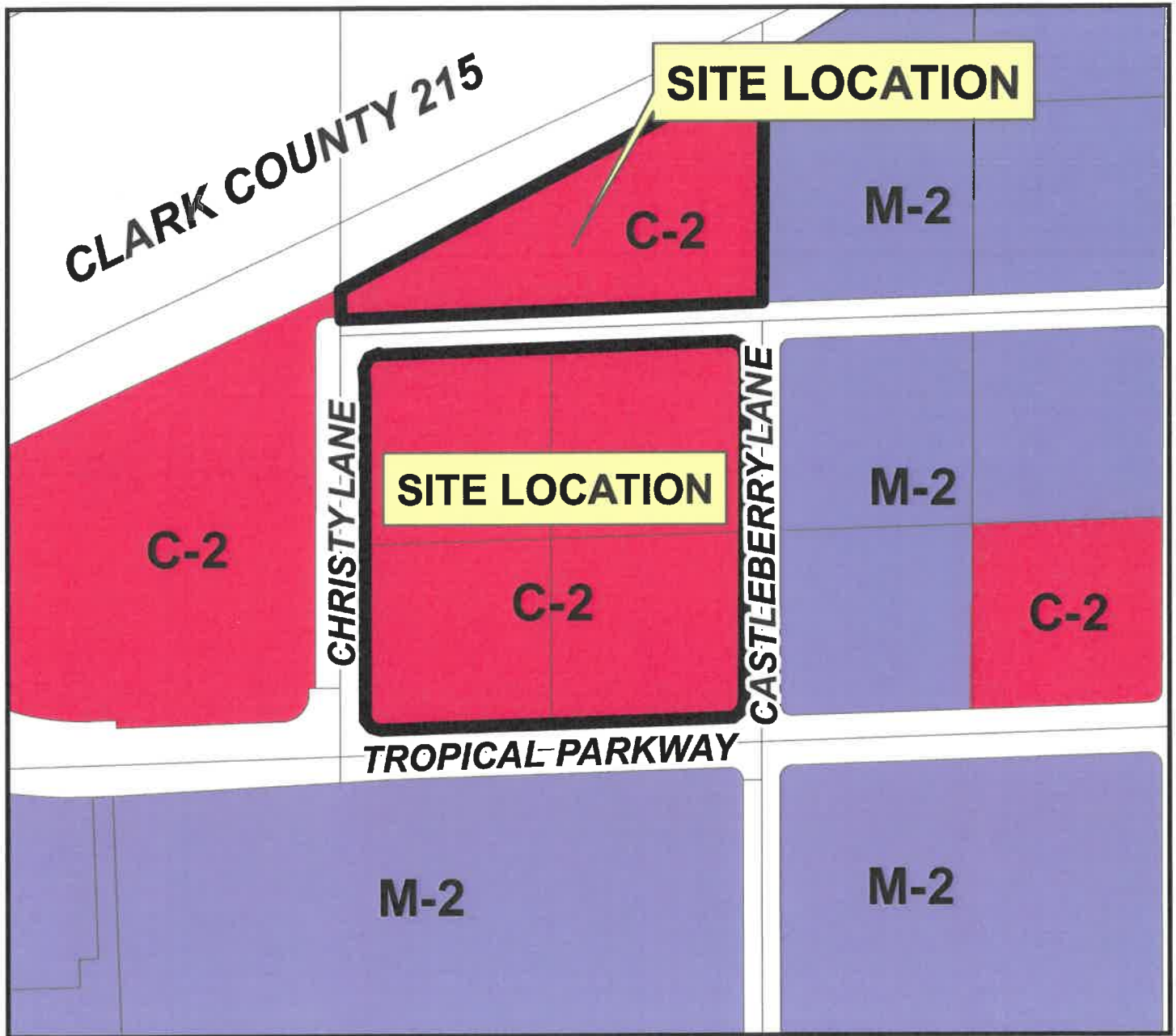
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THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: CRMM LLC
Application Type: Property Reclassification
Request: From C-2 (General Commercial District) to M-2 (General Industrial District)
Project Info: Northeast Corner of Tropical Parkway and Christy Lane
Case Number: ZN-08-2021

4/20/2021

