



May 1, 2024

City of North Las Vegas  
2250 Las Vegas Boulevard North  
North Las Vegas, NV 89030

**RE:** Justification Letter – **North 15 Phase IV**  
Request: Vacations  
APN 123-28-701-006

To Whom It May Concern:

On behalf of our client, Seefried Industrial Properties, Inc., we are requesting to vacate a drainage easement, a roadway easement, and portions of a 6' public utility easement within the project for development. The project site consists of 37.56 gross acres situated at the southwest corner of Tropical and Sloan on APN 123-28-701-006. Current application that has been filed associated with this project is VN-000001- 2023.

North 15 Phase IV is proposing two industrial buildings. Portions of the existing 6' public utility easement located along the south half of Tropical Pkwy between Nicco Way and N Sloan Lane, along the north half of El Campo Grande Ave between Nicco Way and N Sloan Lane and at the North East corner (NEC) of Tropical Pkwy and N Sloan Lane need to be vacated due the R/W width changes that have taken place. The proposed project will not be using these easements and will be proposing new public utility easements for the portions being vacated. There are no existing utilities located within these easements thus no facilities/utilities need to be relocated.

A 20' drainage easement at the North East corner (NEC) of Tropical Pkwy and N Sloan Lane needs to be vacated as the proposed project will not be using this easement as well as the R/W width changes that have taken place. There are no existing utilities located within this easement thus no facilities/utilities need to be relocated.

A roadway easement along the frontage of N Sloan Ln, in between Tropical Pkwy and Nicco Way, needs to be vacated as the proposed project will not be using this easement. There are no existing utilities located within this easement thus no facilities/utilities need to be relocated.

We would appreciate your favorable consideration of this vacation. Should you have any questions or comments regarding this request, please contact this office.

Sincerely,

KIMLEY-HORN & ASSOCIATES, INC.



JaLynn Zito, P.E.  
Project Manager