

November 20, 2023

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

RE: Justification Letter – **Brooks North Las Vegas**
Request: Vacation

To Whom It May Concern:

On behalf of our client, MBK Industrial Properties, we are requesting to vacate three (3) public utility easements, two (2) roadway easements and a portion of the sidewalk easement within the project for development. The project site consists of 9.0 gross acres situated at the southwest corner of Brooks Ave and Clayton St on APN 139-17-611-006.

Brooks North Las Vegas is proposing a single industrial building. A 10'x15' public utility easement and a 15'x20' public utility easement along the frontage of Brooks Ave as well as a 15'x20' public utility easement along Clayton St that were for a project that never went forward need to be vacated. All three existing public utility easements were once proposed as CNLV water easements. The proposed project will not be using these easements and will be proposing new public utility easements. There are no existing utilities located within these easements thus no facilities/utilities need to be relocated.

There are roadway easements along the frontage of Brooks Ave and along the frontage of Clayton St that were granted for driveway locations for the previous development that the new development will not be utilizing. With the new development, the existing driveways will be removed and replaced with curb, gutter, and sidewalk and new easements will be granted over the new driveway locations. There are no existing utilities within these existing roadway easements thus no facilities/utilities need to be relocated.

An 18' sidewalk easement along the frontage of Clayton St needs a 5.6' portion to be vacated. The existing sidewalk is a meandering sidewalk with landscape on both sides of the sidewalk. The proposed project needs to place a stem wall within the landscaped area to the west of the existing sidewalk, but no permanent structures are allowed within the 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 concerns regarding this request, please contact this office.

Sincerely,
KIMLEY-HORN & ASSOCIATES, INC.

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

Treasea Wolf, P.E.
Project Manager