

CITY OF NORTH LAS VEGAS

INTEROFFICE MEMORANDUM

To: Duane McNelly, Principle Planner, Land Development & Community Services
From: Jimmy Love, Land Development Project Leader, Department of Public Works
Subject: AMP 7-2023 **NORTH 15 PHASE IV**
Date: July 12, 2023

The Department of Public Works has reviewed the subject application and has no objection to the proposed amendment.

Jimmy Love

Digitally signed by Jimmy Love
DN: C=US,
E=jlove@cityofnorthlasvegas.com,
O=City of North Las Vegas,
OU=Development & Flood Control,
CN=Jimmy Love
Reason: I am the author of this
document
Date: 2023.07.12 13:07:58-07'00'

Jimmy Love, Land Development Project Leader
Department of Public Works



June 20, 2023

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

RE: Justification Letter – North 15 Phase IV
Request: Comprehensive Plan Amendment (Streets)

To Whom It May Concern:

On behalf of our client, Seefried Industrial Properties, Inc., we are requesting to amend the Master Plan Streets & Highways to reduce the Right-of-Way width for Tropical between Nicco Way and Sloan Lane to 80' where it is currently shown at 100'.

Current application that has been filed associated with this project is VN-000001-2023. A 10' portion of the southern half of Tropical Parkway right-of-way between Nicco Way and North Sloan Lane needs to be vacated due to what was developed within Tropical east and west of the project site. We are requesting an amendment to the City of North Las Vegas Master Streets right-of-way to show the width of Tropical decreasing from what was originally dedicated and to be consistent with the Right-of-Way widths that have been constructed along Tropical to the west and east of this project site.

We would appreciate your favorable consideration of this vacation. Should you have any questions or concerns regarding this request, please contact me at (702) 786-1837 or jalynn.zito@kimley-horn.com.

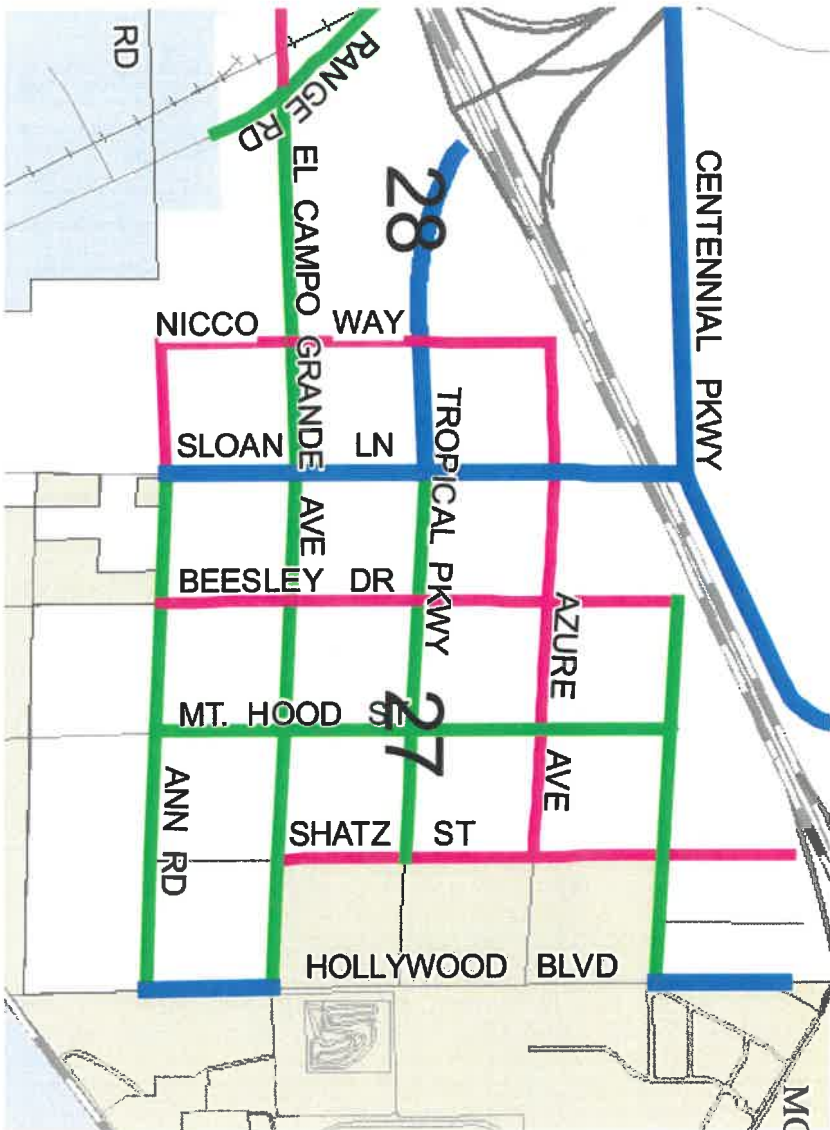
Sincerely,
KIMLEY-HORN & ASSOCIATES, INC.

A handwritten signature in blue ink that reads "JaLynn Zito".

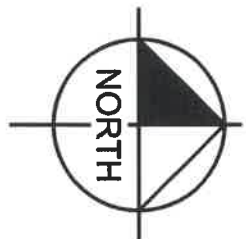
JaLynn Zito, P.E.
Project Manager

REVISED

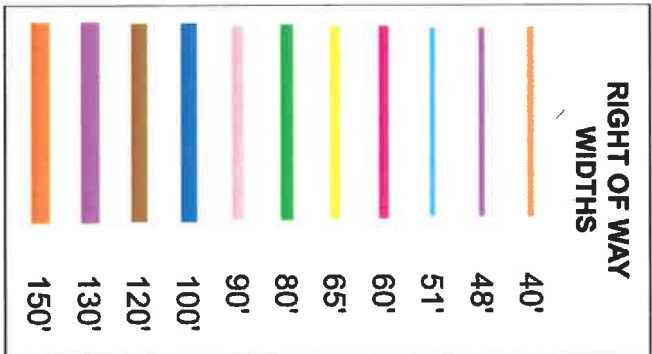
REVISED AMP-07-2023 07/06/2023



TROPICAL PARKWAY TO BE
REDUCED FROM 100' TO AN
80' RIGHT-OF-WAY BETWEEN
NICCO WAY & SLOAN LANE



NTS



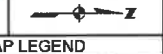
**MASTER PLAN STREETS &
HIGHWAY EXHIBIT**

JUNE 23, 2023

**N15 PHASE IV MASTER PLAN OF STREETS AND HIGHWAYS
NEIGHBORHOOD MEETING
MEETING MINUTES**

At this meeting held on May 31, 2023, no neighbors attended.

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 WHEN USE REDUCED FROM 11X17 ORIGINAL



MAP LEGEND

- PARCEL BOUNDARY
- SUB BOUNDARY
- PAVD BOUNDARY
- ROAD EASEMENT
- MATCH / LEADER LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- SECTION LINE
- CONDOMINIUM UNIT
- AIR SPACE PCL
- RIGHT OF WAY PCL
- SUB-SURFACE PCL
- 007 ROAD PARCEL NUMBER
- 001 PARCEL NUMBER
- 100 ACREAGE
- 202 PARCEL SUB/SEQ NUMBER
- PB 24-45 PLAT RECORDING NUMBER
- 5 BLOCK NUMBER
- GL 5 GOV. LOT NUMBER

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

BOOK T19S R62E

PAGE 28

N 2 SE 4

123-28-7

101	102	103
124	123	122
139	140	141

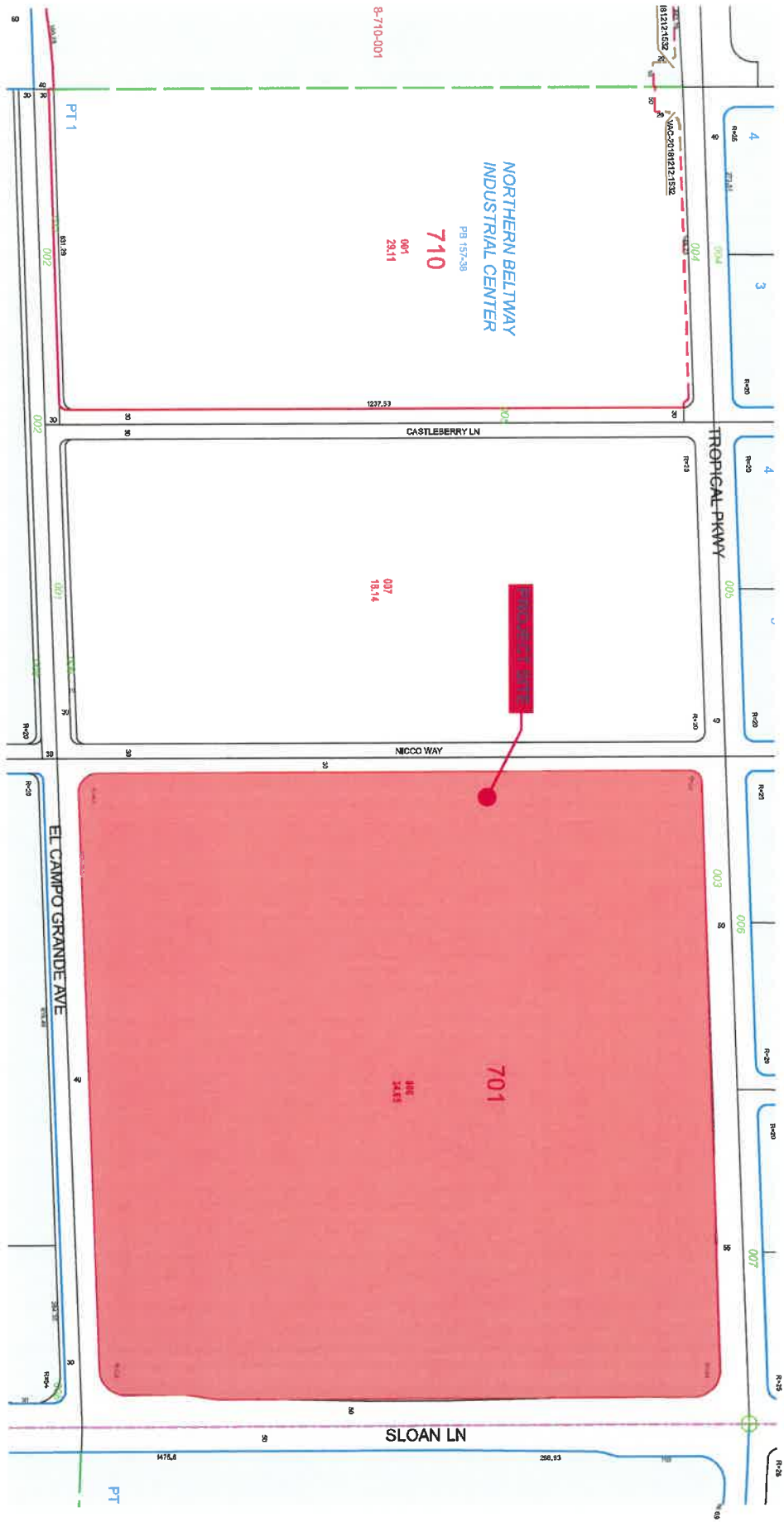
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Scale: 1" = 200'

Rev: 3/4/2020

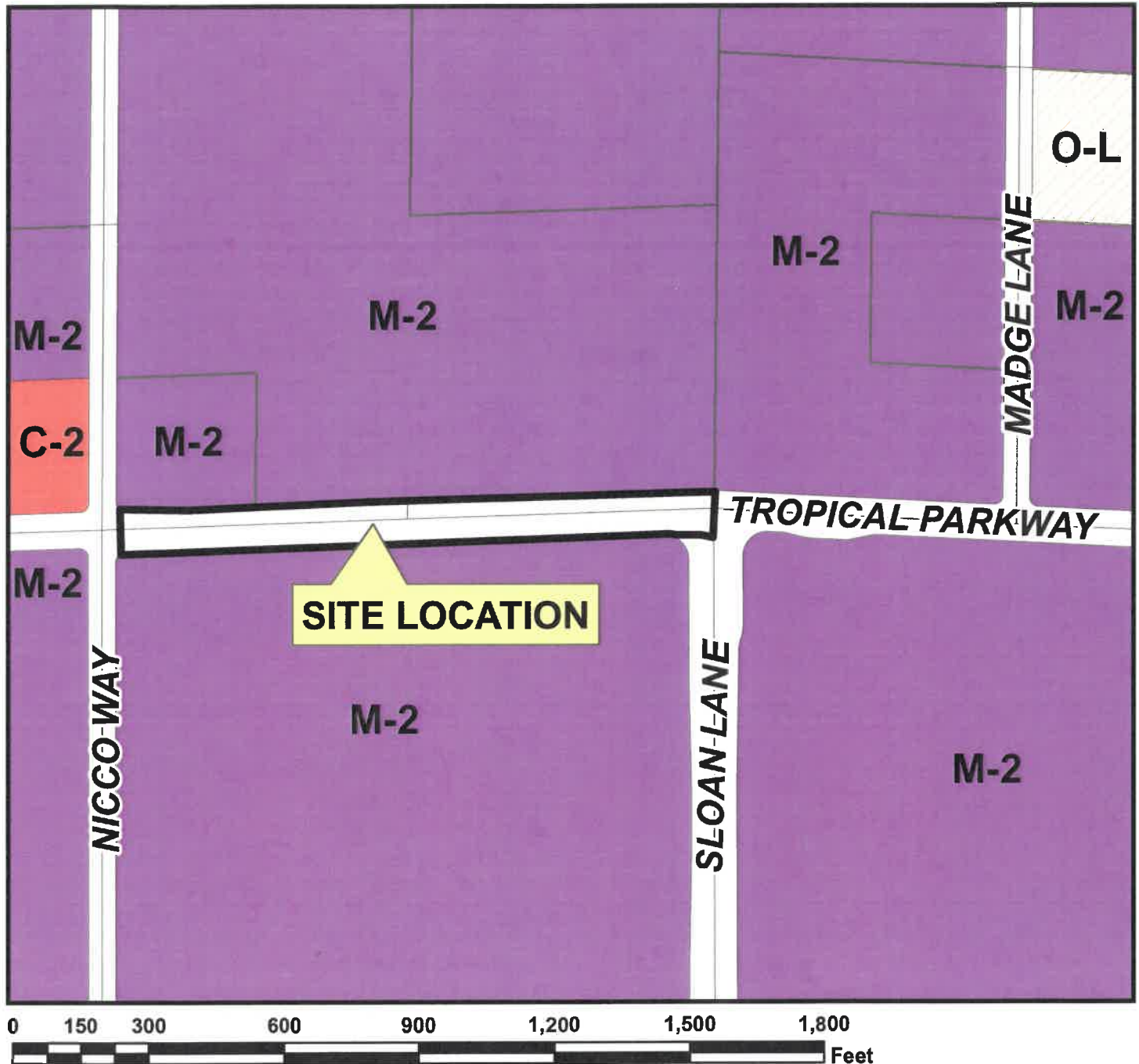


TAX DIST 254



THE CITY OF NORTH LAS VEGAS

Comprehensive Plan Map



Applicant: LIT Sloan Lane Vegas, LLC
Application Type: Amendment to the Master Plan of the Streets and Highways
Request: To Reduce the Width of Tropical Pkwy from a 100-Foot Right-Of-Way between Nicco Way and Sloan Lane
Project Info: Southwest Corner of Tropical Pkwy and Sloan Ln.
Case Number: AMP-07-2023

07/03/2023

