

KAEMPFER

CROWELL

ATTORNEYS AT LAW

LAS VEGAS OFFICE

BOB GRONAUER
bjg@kcnvlaw.com
702.792.7000

March 30, 2023

LAS VEGAS OFFICE
1980 Festival Plaza Drive
Suite 650
Las Vegas, NV 89135
Tel: 702.792.7000
Fax: 702.796.7181

RENO OFFICE
50 West Liberty Street
Suite 700
Reno, NV 89501
Tel: 775.852.3900
Fax: 775.327.2011

CARSON CITY OFFICE
510 West Fourth Street
Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.0257

Public Works Department
CITY OF NORTH LAS VEGAS
2250 North Las Vegas Boulevard
North Las Vegas, Nevada 89030

**Re: *Justification Letter – Vacation
Columbia Industrial Acquisition Company, LLC
Carey and Simmons***

To Whom It May Concern:

This firm represents Columbia Industrial Acquisition Company, LLC (the “Applicant”) regarding the above referenced application. We are respectfully requesting the submittal and processing of a vacation to a portion of Cartier Avenue, known as Assessor’s Parcel Number 139-17-899-003, for property located at the northeast corner of Carey Avenue and Simmons Street (the “Site”). The Site is more particularly described as Assessor’s Parcel Numbers 139-17-701-001 and 139-17-801-004.

By way of background, the North Las Vegas City Council approved an amendment to the Master Streets and Highways Plan to remove a portion of Cartier Avenue commencing at Simmons Street and extending east approximately 795-feet via application AMP-01-2022 in conjunction with a zone change to allow for a future industrial project. This vacation request is to vacate the portion of Cartier Avenue that was removed by way of the amendment.

Additionally, as part of this request, there is an existing public utility easement (PUE) located adjacent to the right of way of Cartier that will be vacated. The PUE will be relinquished in the same area of the requested vacation.

Thank you for your consideration and please do not hesitate to contact me with any further questions or concerns.

Sincerely,

KAEMPFER CROWELL



Bob Gronauer