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2250 North Las Vegas Boulevard
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**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