

**CITY OF NORTH LAS VEGAS PLANNING COMMISSION AND CITY
COUNCIL RECOMMENDATIONS / COMMENTS**

FROM: CLARK COUNTY DEPARTMENT OF AVIATION

APPLICATION: ZN-000004-2022

PROJECT: FUTURE INDUSTRIAL DEVELOPMENT

LOCATION: 139-17-701-001, 139-17-801-004

MEETING DATE: APRIL 13, 2022, PLANNING COMMISSION MEETING
AND CORRESPONDING MAY 4, 2022, CITY COUNCIL
MEETING

COMMENTS:

A portion of the property lies within the AE-65 (65-70 DNL) noise contour for the North Las Vegas Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade the Airport to meet future air traffic demand.

- Incorporate exterior to interior noise level reduction into the building construction as required by Code for use.
- Applicant is advised that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998, and funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

**KAEMPFER
CROWELL**

ATTORNEYS AT LAW

LAS VEGAS OFFICE

ROBERT J. GRONAUER

rgronauer@kcamlaw.com

702.792.7000

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

February 24, 2022

NORTH LAS VEGAS COMPREHENSIVE PLANNING DEPARTMENT
2250 Las Vegas Blvd. North
North Las Vegas, Nevada 89106

***Re: Justification Letter – Zone Change, Tentative Map and
Amendment to the Master Streets and Highways
Carey and Simmons
Columbia Industrial Acquisition Company, LLC***

To Whom It May Concern:

This firm represents Columbia Industrial Acquisition Company, LLC (the “Applicant”) in the above referenced matter. The proposed project is located on the northeast corner of Carey Avenue and Simmons Street in North Las Vegas, Nevada (the “Property”). The Property is more particularly described as Assessor’s Parcel Numbers 139-17-701-001 and 139-17-801-004. The Applicant is requesting a zone change, tentative map for a one lot commercial subdivision and an amendment to the Master Streets and Highways to remove a portion of Cartier Avenue to allow for a future industrial project.

The Property is master planned Employment and zoned R-1. The Applicant is requesting a zone change from R-1 to M-1 to allow for the development of future industrial. M-1 is a permitted zoning designation under the Employment existing master plan. The primary uses permitted under the Employment master plan and office and low-intensity industrial uses and seek to offer opportunities for primary jobs and to help create a more balance land use mix.

Here, the proposed zoning and future industrial use will do just that. The Property is adjacent to the North Las Vegas Airport to the west and existing residential, a school and a church to the east. There is existing M-2 zoned property and development in the immediate area. With the appropriate layout and buffering, the Applicant believes the requested zone change is appropriate for the Property and will not negatively impact the surrounding area. The proposed use will also help to provide a buffer between the existing residential and the airport. The Applicant has included a preliminary site plan for review as part of its submittal.

The Applicant is also requesting a tentative map for a one lot commercial subdivision and an amendment to the Master Streets and Highways to remove a portion of Cartier Avenue as shown

on the included exhibit. These requests will allow the Property to be developed as a single project. This portion of Cartier Avenue is not needed as it dead ends into the North Las Vegas Airport to the west.

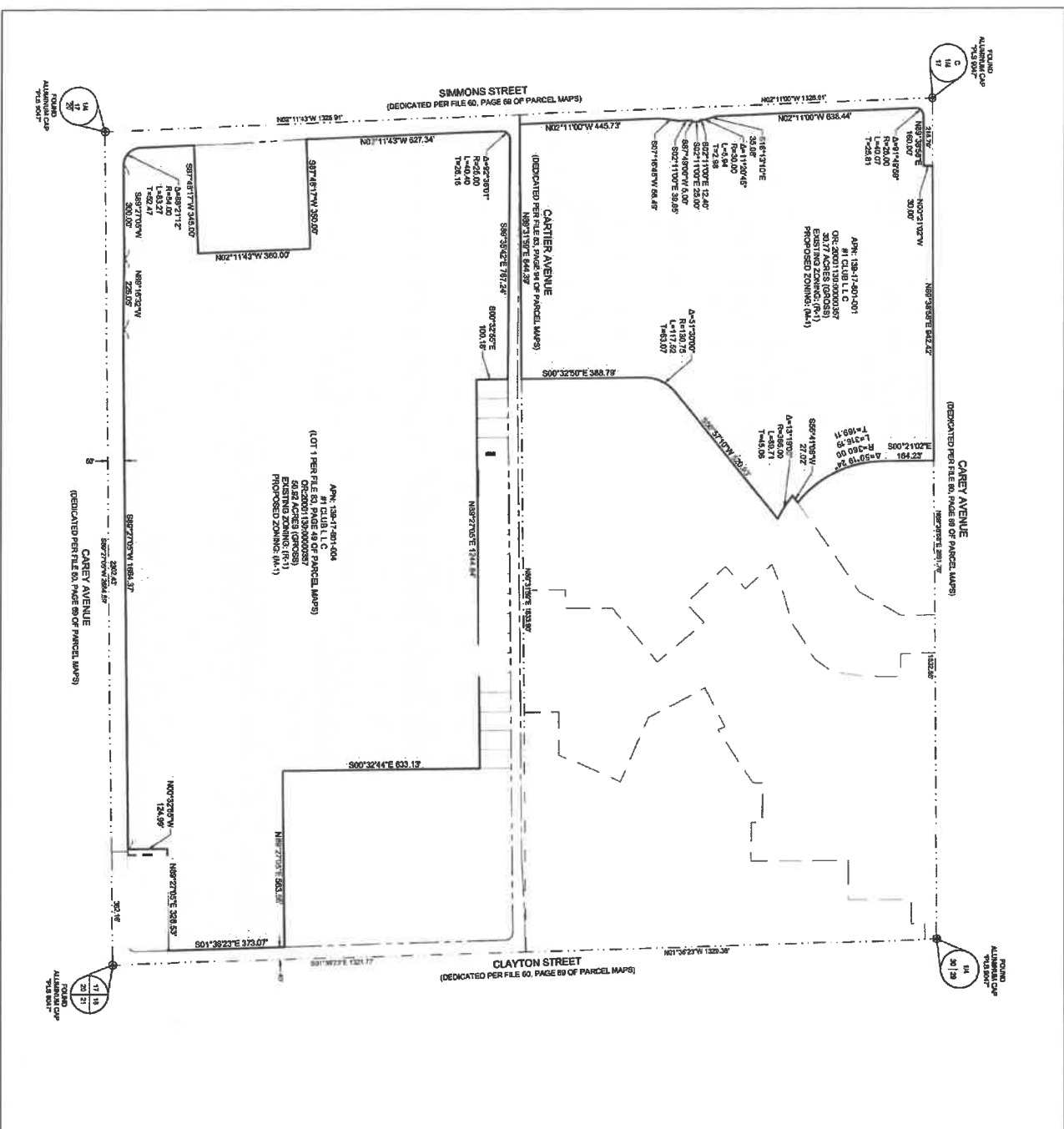
Thank you in advance for your consideration. Please do not hesitate to let me know if you have any questions or concerns.

Sincerely,

KAEMPFER CROWELL



Robert J. Gronauer



ZONING EXHIBIT

AIR PARK NORTH

LPC WEST LLC

CITY OF NORTH LAS VEGAS, NEVADA

LEGEND

- BOUNDARY LINE
- SECTION LINE
- STREET CENTER LINE
- EXISTING RIGHT-OF-WAY
- ADJOINING LOT LINE
- FOUND MONUMENTS STATIONED "N" IN A BOX AS SHOWN IN THE EXHIBIT PAGE 89 OF PARCEL MAPS
- ASSESSORS PARCEL NUMBER
- OFFICIAL RECORD
- RECLASSIFY ZONING FROM (A-1) TO (A-1)

VICINITY MAP

GRAPHIC SCALE

1 INCH = 100 FT.

Neighborhood Meeting Summary
Lincoln Properties – Carey/Simmons
March 9, 2022

A neighborhood meeting was held for the proposed conforming zone change on March 9, 2022 at the Pearson Community Center. Bob Gronauer of Kaempfer Crowell attended the meeting on behalf of the developer.

According to the sign-in sheet, twenty-five (25) neighbors attended the meeting, however more than twenty-five neighbors were there. Bob Gronauer presented the project and opened up the meeting for comments or questions. The neighbors expressed concerns with traffic concerns on Carey Avenue, the financial and historical impact on the existing homes and neighbors of Windsor Park, landscape buffering, potential uses for the industrial units, and possible other uses for the space, such as a community park or more residential homes.

Neighborhood Meeting Summary
April 26th, 2022

A voluntary second neighborhood meeting was held on Tuesday, April 26th at the Pearson Community Center. Bob Gronauer from Kaempfer Crowell represented the application. Approximately 11 neighbors attended. Several items were discussed, including the overall design of the project, traffic circulation and community involvement by the developer.

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 Assessors' Office.

This map is compiled from official records, including surveys and deeds, but may not contain the information required for assessment. See the recorded documents for more detailed legal information.



Parcel Boundary	Sub Boundary	PA/AD Boundary	Road Easement	Match / Leader Line	Historic Lot Line	Historic Sub Boundary	Historic PA/AD Boundary	Section Line

CONDOMINIUM UNIT	001	ROAD PARCEL NUMBER
PAIR SPACE PCL	001	PARCEL NUMBER
RIGHT OF WAY PCL	1.00	ACREAGE
SUB-SURFACE PCL	202	PARCEL SUB/SEQ NUMBER
	PS 24-6	PLAT RECORDING NUMBER
	5	BLOCK NUMBER
	5	LOT NUMBER
	GLS	GOV. LOT NUMBER

Scale: 1" = 200'

125	124	123
17138	139	140
14163	162	161

SEC.	17				
8	5	4	3	2	1
7	8	9	10	11	6
16	17	18	19	14	5
19	20	21	22	23	2
20	29	28	27	26	2
31	32	33	34	35	3

MAP	S 2 SE 4			
8	4		8	4
6	1		5	1
5	2		6	2
7	3		7	3
6	4		8	4
5	1		5	1



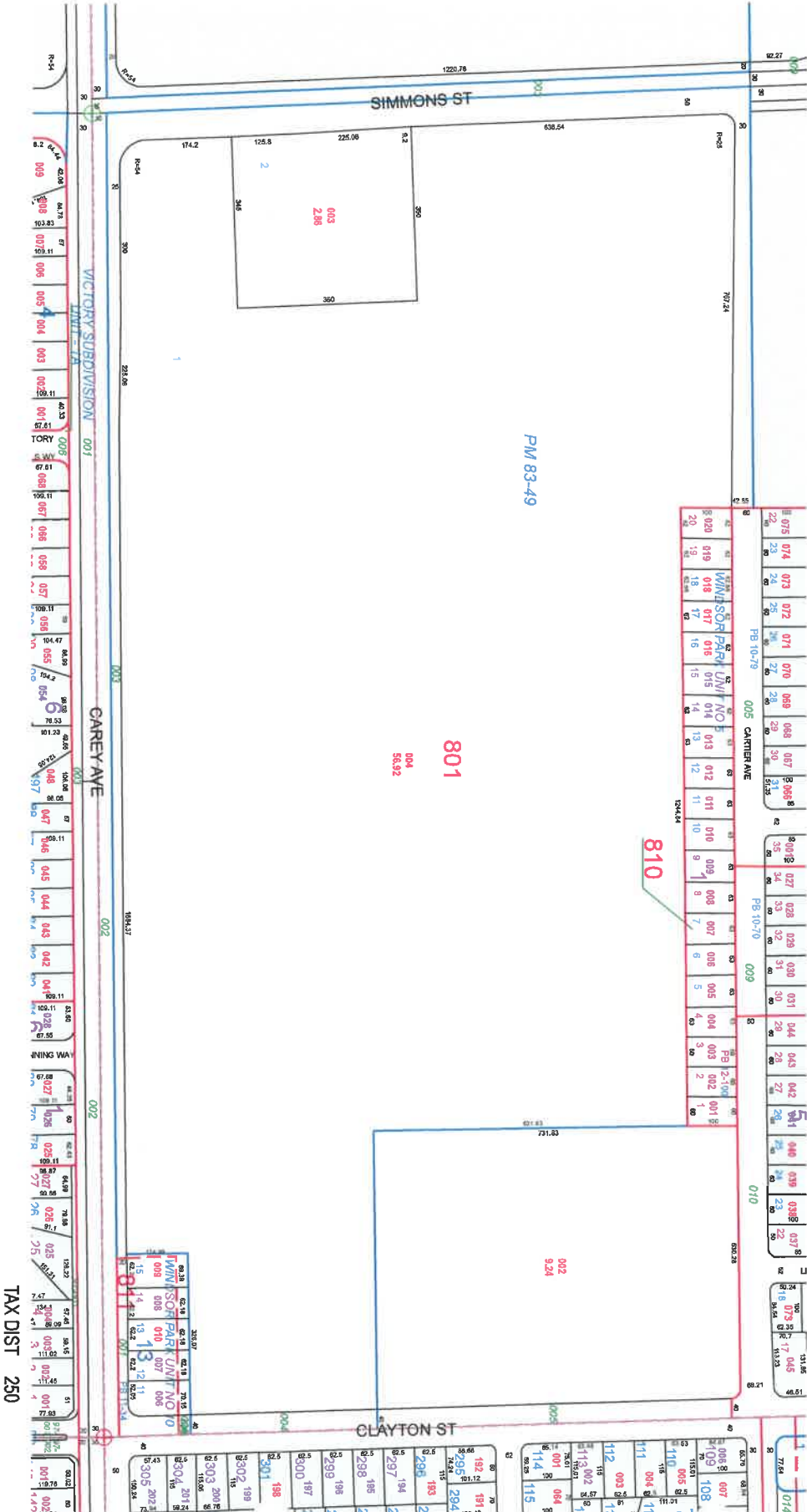
Briana Johnson - Assessor

T20S R61E

17 SEC.

S2SE4

139-17-8



TAX DIST 250

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 MAP REDUCED FROM 1:117 ORIGINAL.

MAP LEGEND

- PARCEL BOUNDARY
- SUB BOUNDARY
- ROAD EASEMENT
- MATCH / LEADER LINE
- HISTORIC SUB BOUNDARY
- HISTORIC PAID BOUNDARY
- SECTION LINE
- CONDOMINIUM UNIT
- AIR SPACE POL
- RIGHT OF WAY POL
- SUB-SURFACE POL
- 001 PARCEL NUMBER
- 100 ACRES
- 202 PARCEL SUSSENO NUMBER
- PB 24-45 PLAT RECORDING NUMBER
- 5 BLOCK NUMBER
- 612 GOV LOT NUMBER

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

BOOK	T20S R61E
125	124 123
138	136 140
163	162 161

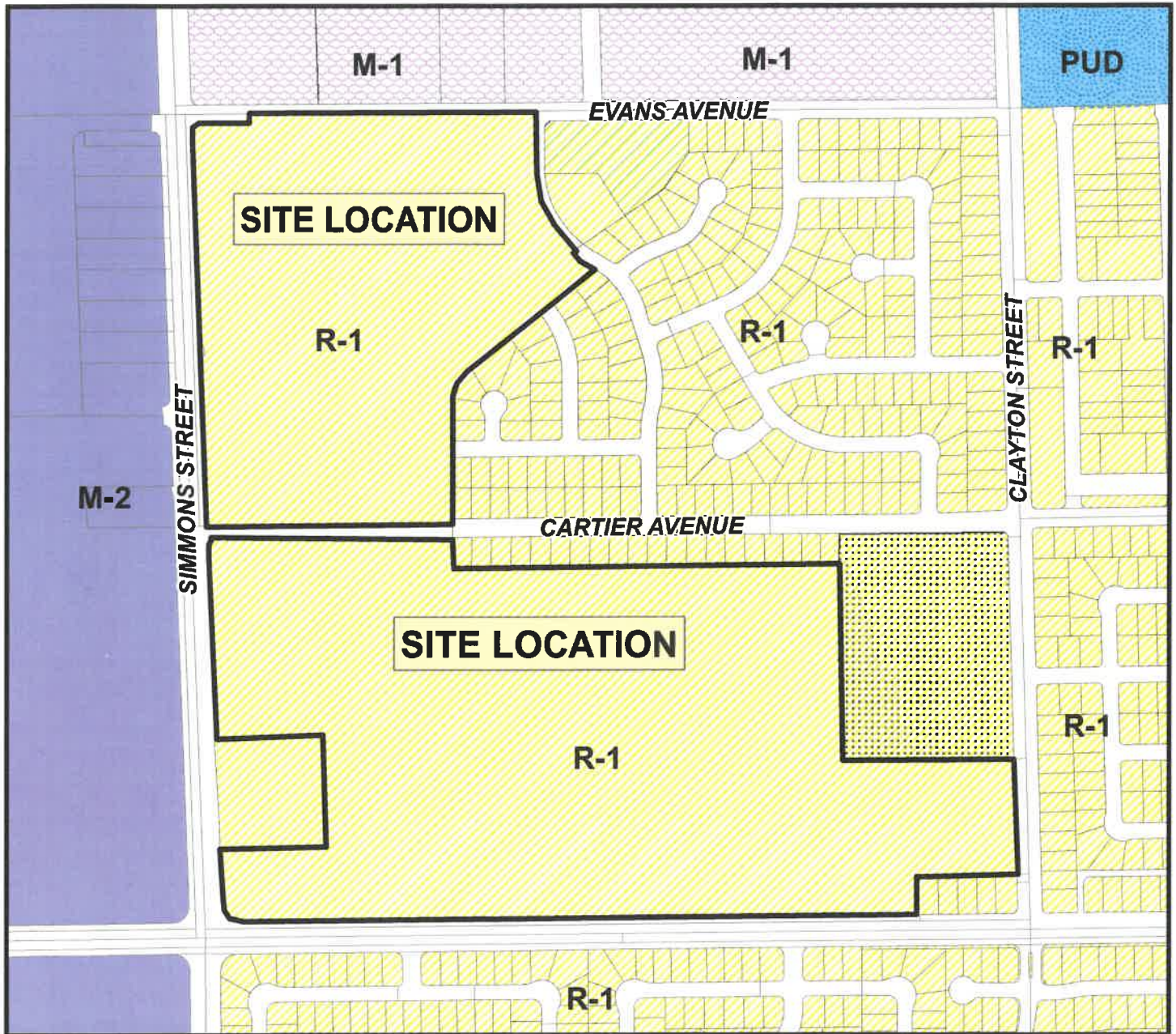
SEC.	17
1	2
3	4
5	6
7	8
9	10
11	12
13	14
15	16
17	18
19	20
21	22
23	24
25	26
27	28
29	30
31	32
33	34
35	36
37	38
39	40
41	42
43	44
45	46
47	48
49	50
51	52
53	54
55	56
57	58
59	60
61	62
63	64
65	66
67	68
69	70
71	72
73	74
75	76
77	78
79	80
81	82
83	84
85	86
87	88
89	90
91	92
93	94
95	96
97	98
99	100
101	102
103	104
105	106
107	108
109	110
111	112
113	114
115	116
117	118
119	120
121	122
123	124
125	126
127	128
129	130
131	132
133	134
135	136
137	138
139	140
141	142
143	144
145	146
147	148
149	150
151	152
153	154
155	156
157	158
159	160
161	162
163	164
165	166
167	168
169	170
171	172
173	174
175	176
177	178
179	180
181	182
183	184
185	186
187	188
189	190
191	192
193	194
195	196
197	198
199	200
201	202
203	204
205	206
207	208
209	210
211	212
213	214
215	216
217	218
219	220
221	222
223	224
225	226
227	228
229	230
231	232
233	234
235	236
237	238
239	240
241	242
243	244
245	246
247	248
249	250
251	252
253	254
255	256
257	258
259	260
261	262
263	264
265	266
267	268
269	270
271	272
273	274
275	276
277	278
279	280
281	282
283	284
285	286
287	288
289	290
291	292
293	294
295	296
297	298
299	300
301	302
303	304
305	306
307	308
309	310
311	312
313	314
315	316
317	318
319	320
321	322
323	324
325	326
327	328
329	330
331	332
333	334
335	336
337	338
339	340
341	342
343	344
345	346
347	348
349	350
351	352
353	354
355	356
357	358
359	360
361	362
363	364
365	366
367	368
369	370
371	372
373	374
375	376
377	378
379	380
381	382
383	384
385	386
387	388
389	390
391	392
393	394
395	396
397	398
399	400
401	402
403	404
405	406
407	408
409	410
411	412
413	414
415	416
417	418
419	420
421	422
423	424
425	426
427	428
429	430
431	432
433	434
435	436
437	438
439	440
441	442
443	444
445	446
447	448
449	450
451	452
453	454
455	456
457	458
459	460
461	462
463	464
465	466
467	468
469	470
471	472
473	474
475	476
477	478
479	480
481	482
483	484
485	486
487	488
489	490
491	492
493	494
495	496
497	498
499	500
501	502
503	504
505	506
507	508
509	510
511	512
513	514
515	516
517	518
519	520
521	522
523	524
525	526
527	528
529	530
531	532
533	534
535	536
537	538
539	540
541	542
543	544
545	546
547	548
549	550
551	552
553	554
555	556
557	558
559	560
561	562
563	564
565	566
567	568
569	570
571	572
573	574
575	576
577	578
579	580
581	582
583	584
585	586
587	588
589	590
591	592
593	594
595	596
597	598
599	600
601	602
603	604
605	606
607	608
609	610
611	612
613	614
615	616
617	618
619	620
621	622
623	624
625	626
627	628
629	630
631	632
633	634
635	636
637	638
639	640
641	642
643	644
645	646
647	648
649	650
651	652
653	654
655	656
657	658
659	660
661	662
663	664
665	666
667	668
669	670
671	672
673	674
675	676
677	678
679	680
681	682
683	684
685	686
687	688
689	690
691	692
693	694
695	696
697	698
699	700
701	702
703	704
705	706
707	708
709	710
711	712
713	714
715	716
717	718
719	720
721	722
723	724
725	726
727	728
729	730
731	732
733	734
735	736
737	738
739	740
741	742
743	744
745	746
747	748
749	750
751	752
753	754
755	756
757	758
759	760
761	762
763	764
765	766
767	768
769	770
771	772
773	774
775	776
777	778
779	780
781	782
783	784
785	786
787	788
789	790
791	792
793	794
795	796
797	798
799	800
801	802
803	804
805	806
807	808
809	810
811	812
813	814
815	816
817	818
819	820
821	822
823	824
825	826
827	828
829	830
831	832
833	834
835	836
837	838
839	840
841	842
843	844
845	846
847	848
849	850
851	852
853	854
855	856
857	858
859	860
861	862
863	864
865	866
867	868
869	870
871	872
873	874
875	876
877	878
879	880
881	882
883	884
885	886
887	888
889	890
891	892
893	894
895	896
897	898
899	900
901	902
903	904
905	906
907	908
909	910
911	912
913	914
915	916
917	918
919	920
921	922
923	924
925	926
927	928
929	930
931	932
933	934
935	936
937	938
939	940
941	942
943	944
945	946
947	948
949	950
951	952
953	954
955	956
957	958
959	960
961	962
963	964
965	966
967	968
969	970
971	972
973	974
975	976
977	978
979	980
981	982
983	984
985	986
987	988
989	990
991	992
993	994
995	996
997	998
999	1000

MAP			
N2SE4			
0	4	0	4
5	1	5	1
0	2	5	2
7	3	7	3
0	4	0	4
5	1	5	1



THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



0 150 300 600 900 1,200 1,500 1,800 2,100 2,400 2,700 3,000
Feet

Applicant: Columbia Industrial Acquisition Company, LLC.
Application Type: Property Reclassification
Request: From an R-1 (Single-Family Low Density District) to an M-1 (Business Park Industrial District)
Project Info: Northeast corner of Carey Avenue and Simmons Street
Case Number: ZN-04-2022

3/10/2022

