

CITY OF NORTH LAS VEGAS

INTEROFFICE MEMORANDUM

To: Robert Eastman, Planning Manager, Land Development & Community Services Dept.
From: Duane McNelly, Land Development Coordinator, Department of Public Works
Subject: AMP 01-2022 **Carey/Simmons Industrial**
Date: March 17, 2022

The Department of Public Works has reviewed the subject application and has no objection to the proposed amendment; however, to address the consequences resulting from this amendment and the subsequent vacation of right-of-way, the applicant will need to provide a cul-de-sac at the west end of Cartier Avenue in order to comply with the City of North Las Vegas Municipal Code section 16.20.050.O which prohibits the use of stub streets. At a minimum, the applicant shall terminate the street in compliance with CNLV-MC section 16.20.050.P: *Terminal streets not to exceed one hundred fifty (150) feet in length, as measured from the face-of-curb of the intersecting street to the face-of-curb of the terminal street, and with a maximum of four fronting lots, shall terminate in a cul-de-sac with a minimum back-of-curb radius of twenty-four (24) feet.* Should the applicant not agree to provide the required cul-de-sac, then the Department of Public Works recommends that this application be denied.



Duane McNelly, Land Development Coordinator
Department of Public Works

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

FROM: CLARK COUNTY DEPARTMENT OF AVIATION

APPLICATION: AMP-000001-2022

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

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Suite 700
Reno, NV 89501
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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.

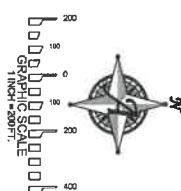
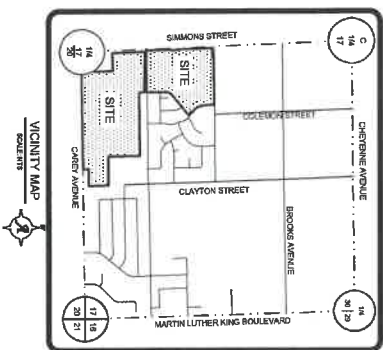
Thank you in advance for your consideration. Please do not hesitate to let me know if you have any questions or concerns.

Sincerely,

KAEMPFER CROWELL



Robert J. Gronauer



- LEGEND**
- BOUNDARY LINE
 - SECTION LINE
 - STREET CENTER LINE
 - EXISTING RIGHT OF WAY
 - ADJOINING LOT LINE
 - CALCULATED PORTIONS AS DESCRIBED
 - ROUND MONUMENTS AS SHOWN IN FILE
 - ASSESSOR'S PARCEL NUMBER
 - OFFICIAL RECORD
 - RIGHT-OF-WAY TO BE WIDENED

DATE	DESCRIPTION
10/15/2022	ISSUED
10/15/2022	REVISED
10/15/2022	REVISED
10/15/2022	REVISED
10/15/2022	REVISED
10/15/2022	REVISED
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1 OF 1

MASTER STREETS & HIGHWAY COMPREHENSIVE
 PLAN AMENDMENT - SITE PLAN
 AIR PARK WEST
 LPC WEST, LLC
 CITY OF NORTH LAS VEGAS, NEVADA

3283 E Warm Springs Road, Suite 300
 Las Vegas, NV 89120
 Phone (702) 588-9296
 www.actus-nv.com
 Engineering - Surveying - Consulting - Planning

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 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 (FEET) WHEN MAP REDUCED FROM 11X17 ORIGINAL

MAP LEGEND

- PARCEL BOUNDARY
- SUB BOUNDARY
- ROAD EASEMENT
- MATCH / LEADER LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- HISTORIC PMAD BOUNDARY
- SECTION LINE
- CONDOMINIUM UNIT
- AIR SPACE PCL
- RIGHT OF WAY PCL
- SUB-SURFACE PCL
- 202 PARCEL SUBSID NUMBER
- PB 24-45 PLAY RECORDING NUMBER
- 5 BLOCK NUMBER
- LOT NUMBER
- GOV LOT NUMBER

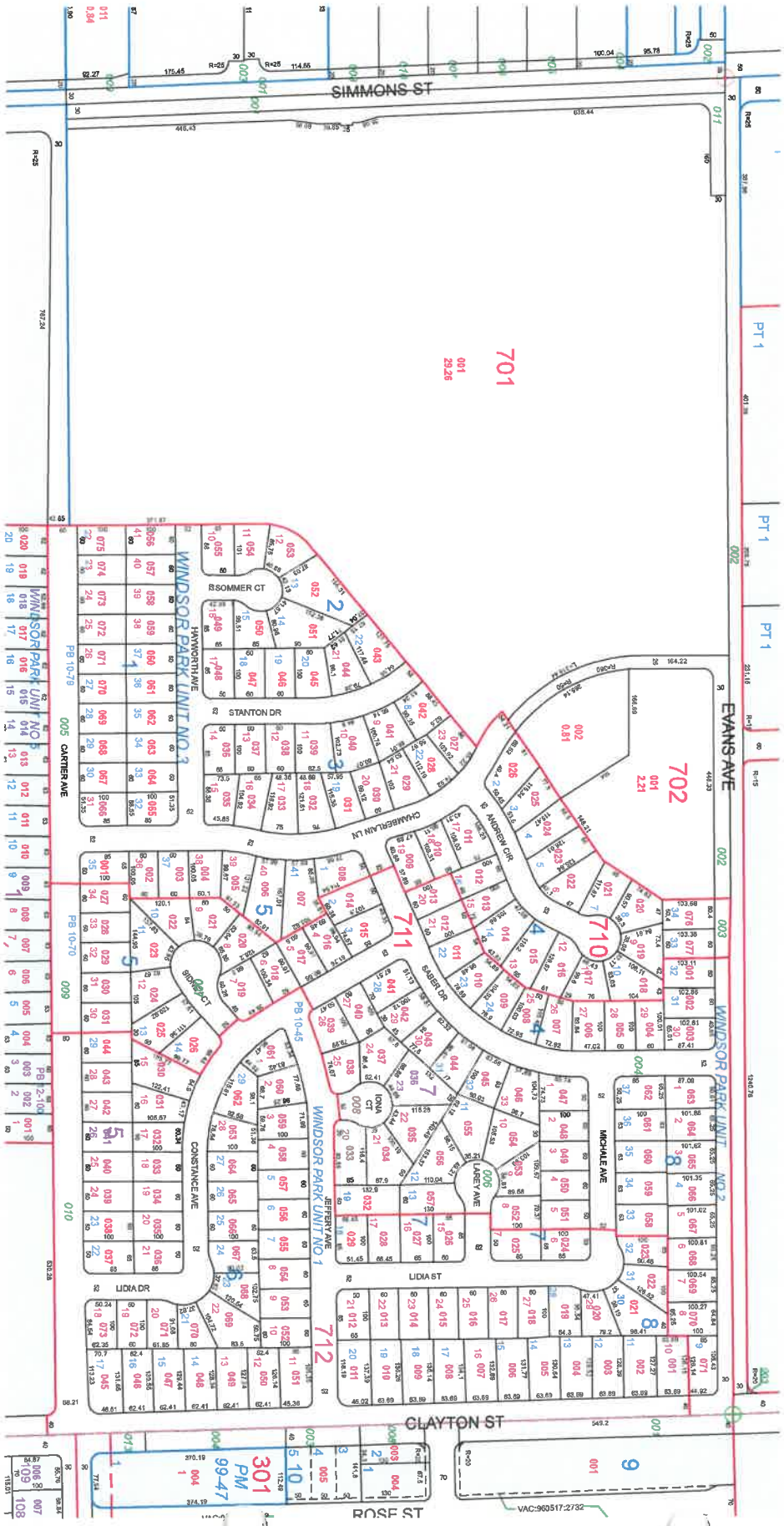
ASSESSOR'S PARCELS - CLARK COUNTY, NV.
Briana Johnson - Assessor

BOOK	125	124	123
120S R61E			

SEC	17
17	

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3				
4				

139-17-7



TAX DIST 250

NOTES

This map is for assessment use only and does NOT represent a survey.

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USE THIS SCALE (SEE WHEN MAP REDUCED FROM 11X17 ORIGINAL)

0 100 200 300 400 500 600

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

MAP LEGEND

- PARCEL BOUNDARY
- SUB BOUNDARY
- WIND BOUNDARY
- MATCH / LEADER LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- SECTION LINE
- CONDOMINIUM UNIT
- AIR SPACE PCL
- RIGHT OF WAY PCL
- SUB-SURFACE PCL
- 202 PARCEL SUBSECT NUMBER
- PG 24-48 PLAT RECORDING NUMBER
- 5 BLOCK NUMBER
- 3 LOT NUMBER
- PG 5 GOVT LOT NUMBER

T20S R61E

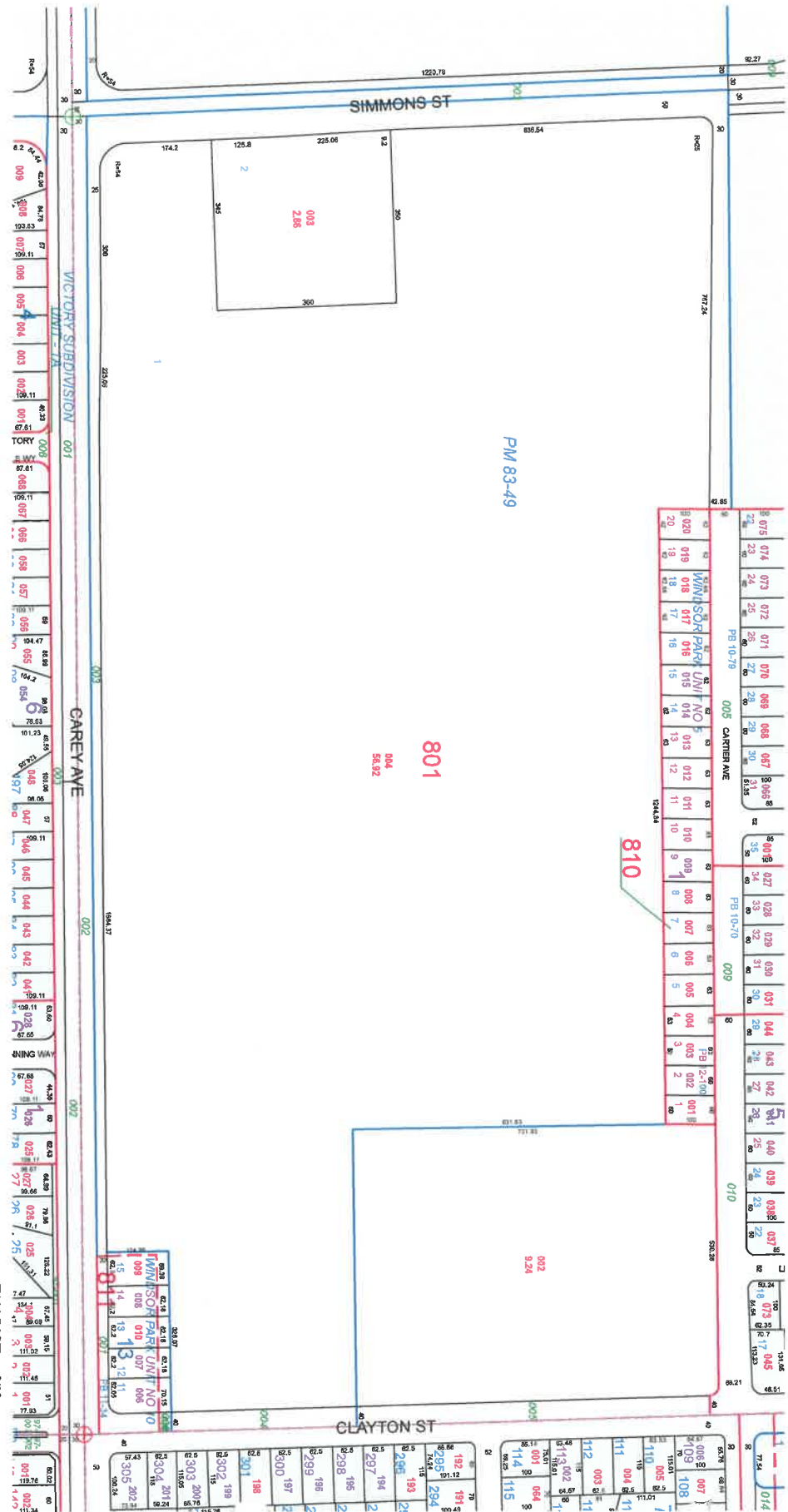
17

S 2 SE 4

139-17-8

Scale: 1" = 200'

Rev: 1/8/2019

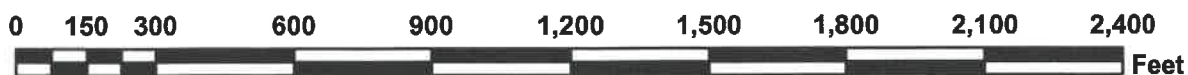
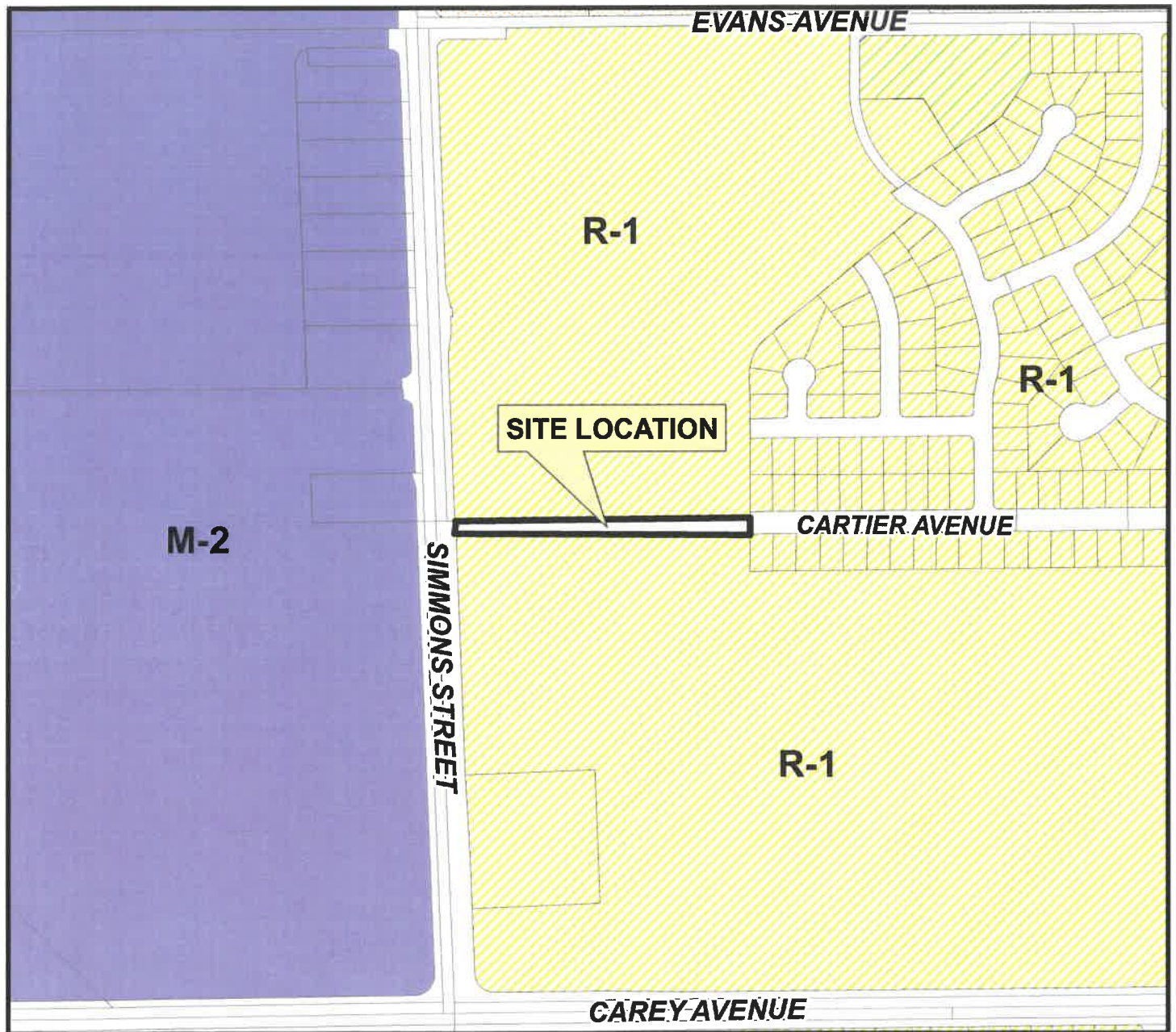


TAX DIST 250



THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: Columbia Industrial Acquisition Company, LLC.
Application Type: Amendment to the Master Plan of the Streets and Highways
Request: To Remove a Section of Cartier Avenue Beginning at Simmons Street and Extending East Approximately 795 Feet
Project Info: Northeast corner of Carey Avenue and Simmons Street
Case Number: AMP-01-2022

3/17/2022

