

**CITY OF NORTH LAS VEGAS**  
**INTEROFFICE MEMORANDUM**

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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.



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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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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



**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 26<sup>th</sup>, 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.

**NOTES**

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 1:1X1 ORIGINAL



**MAP LEGEND**

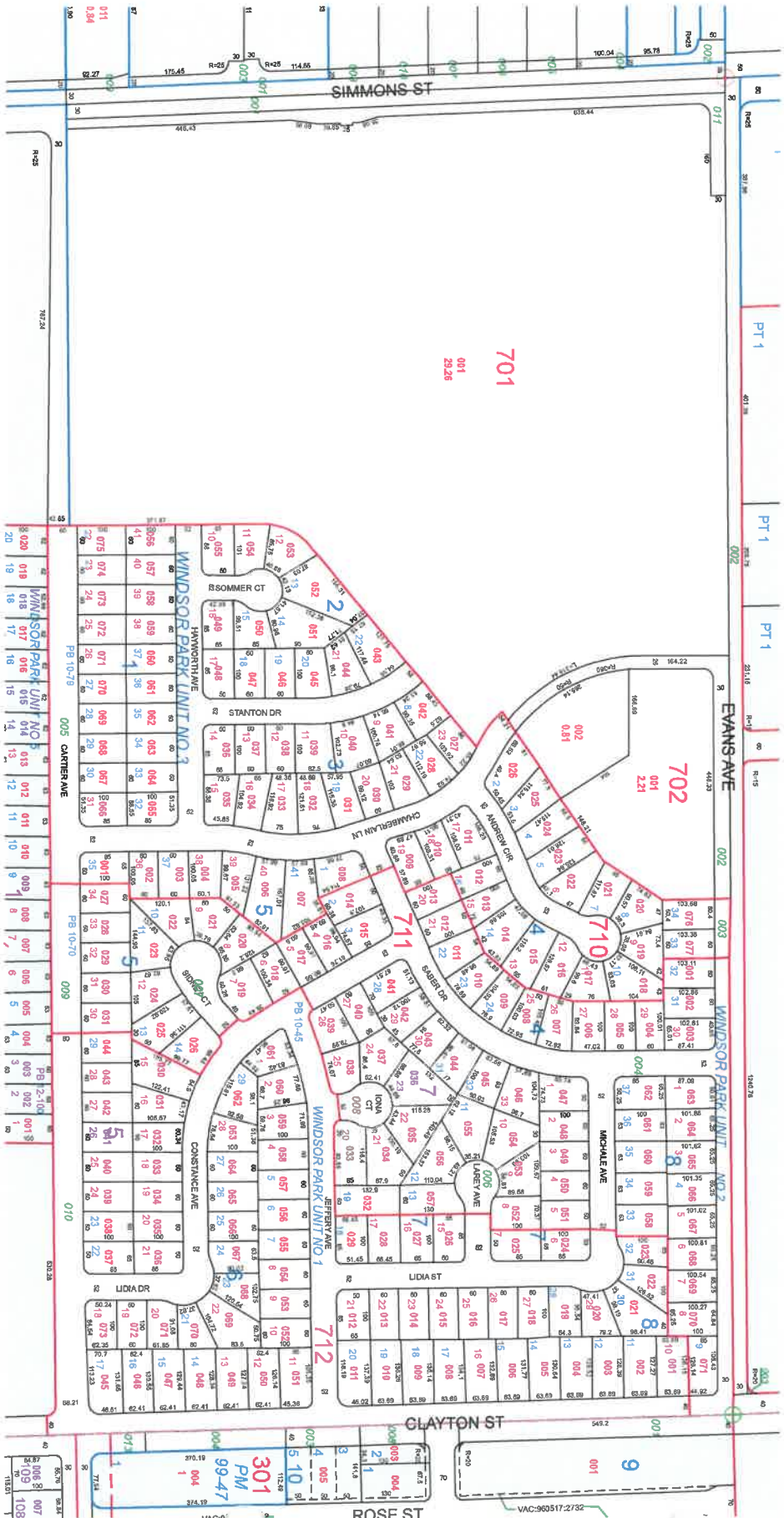
- Parcel Boundary
- Sub Boundary
- Road Easement
- March / Leader Line
- Historic Lot Line
- Historic Paved Boundary
- Section Line
- Condominium Unit
- Air Space PCL
- Right of Way PCL
- Sub-Surface PCL
- 001 Parcel Number
- 1.00 Acreage
- 202 Parcel Subseq Number
- Pg 2-4-5 Plat Recording Number
- 5 Lot Number
- 0-9 Govt Lot Number

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

BOOK	T20S R61E	SEC.	17	MAP	N 2 SE 4	139-17-7
125	124	123	1	2	3	4
138	139	140	4	5	6	7
163	162	161	8	9	10	11

Scale: 1" = 200'

Rev: 1/8/2019



TAX DIST 250



**NOTES**

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



**MAP LEGEND**

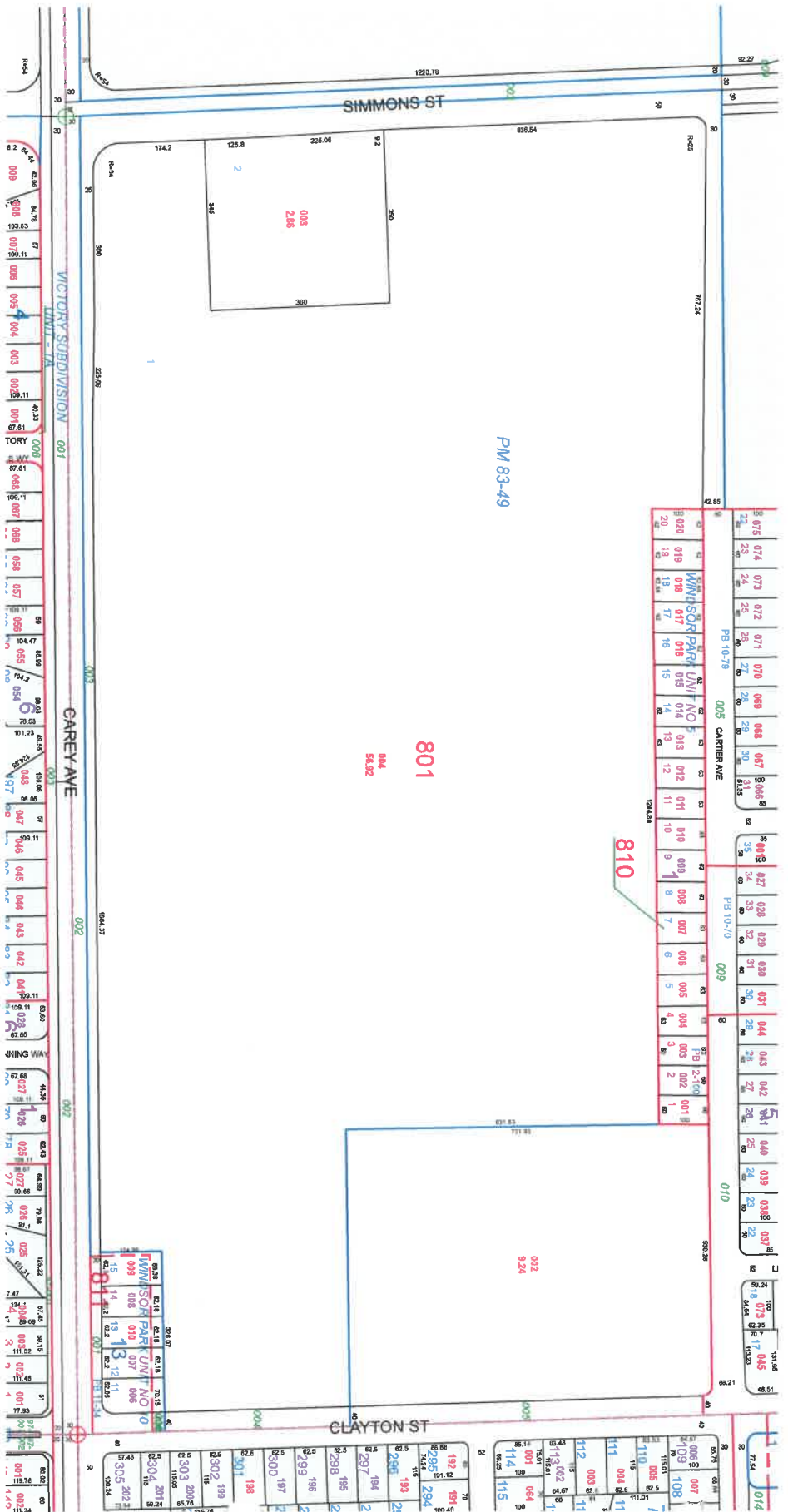
- Parcel Boundary
- Sub Boundary
- Field Boundary
- Match/Leader Line
- Historic Lot Line
- Historic Sub Boundary
- Historic Pinned Boundary
- Section Line
- Condominium Unit
- Air Space PCL
- Right of Way PCL
- Sub-Surface PCL
- 202 Parcel Subseq Number
- 5 Block Number
- 5 Lot Number
- 007 Road Parcel Number
- 001 Parcel Number
- 1.00 Acreage
- 202 Parcel Subseq Number
- 5 Block Number
- 5 Lot Number
- 007 Road Parcel Number
- 001 Parcel Number
- 1.00 Acreage
- 202 Parcel Subseq Number
- 5 Block Number
- 5 Lot Number

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

T20S R61E	125	124	123
7138	139	140	
4163	162	161	

17	1	2	3	4	5	6	7	8	9
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S 2 SE 4	1	2	3	4	5	6	7	8	9
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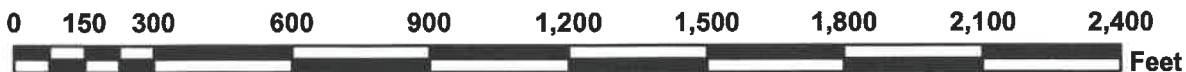
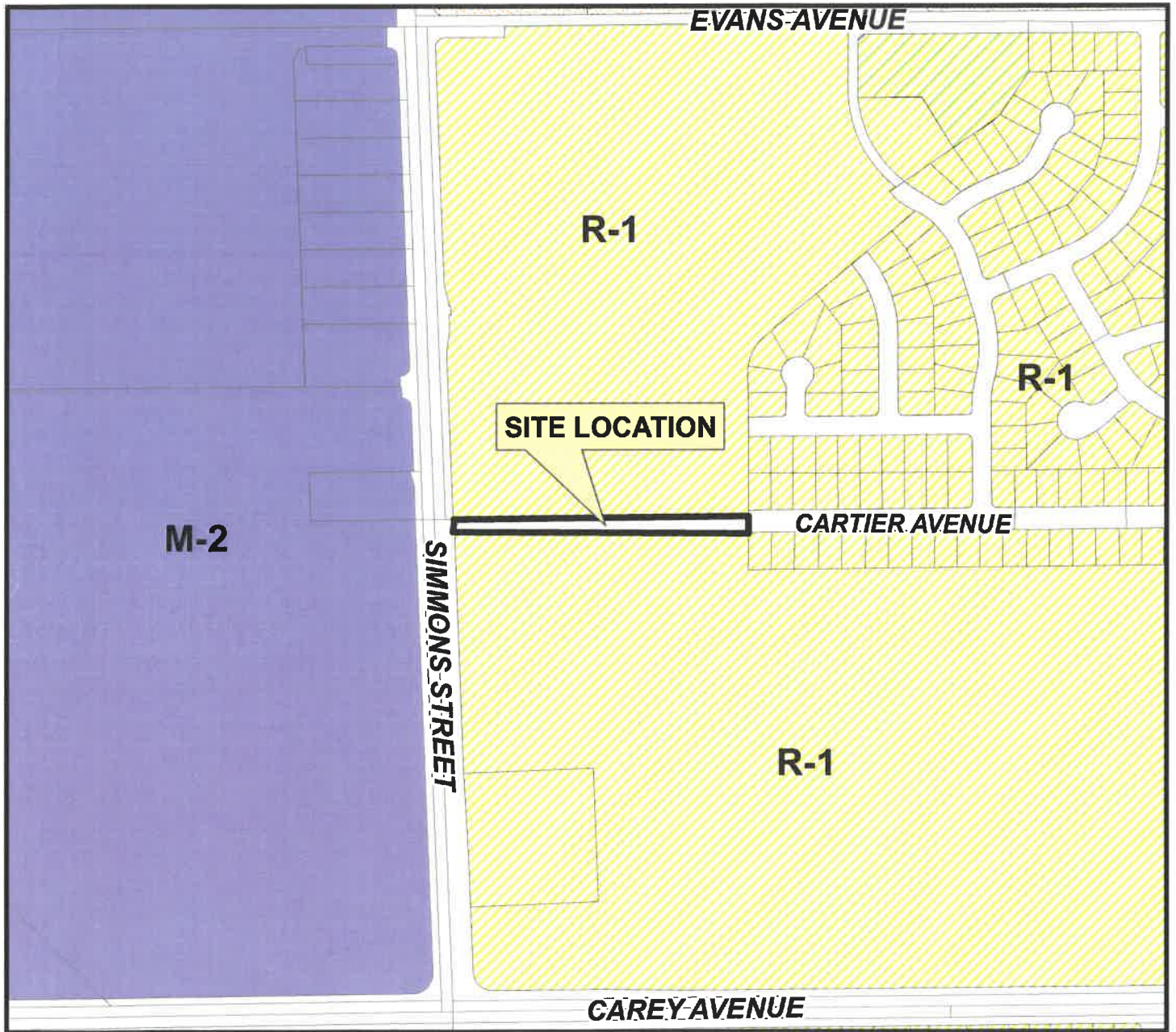


TAX DIST 250



# 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

