

**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

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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.

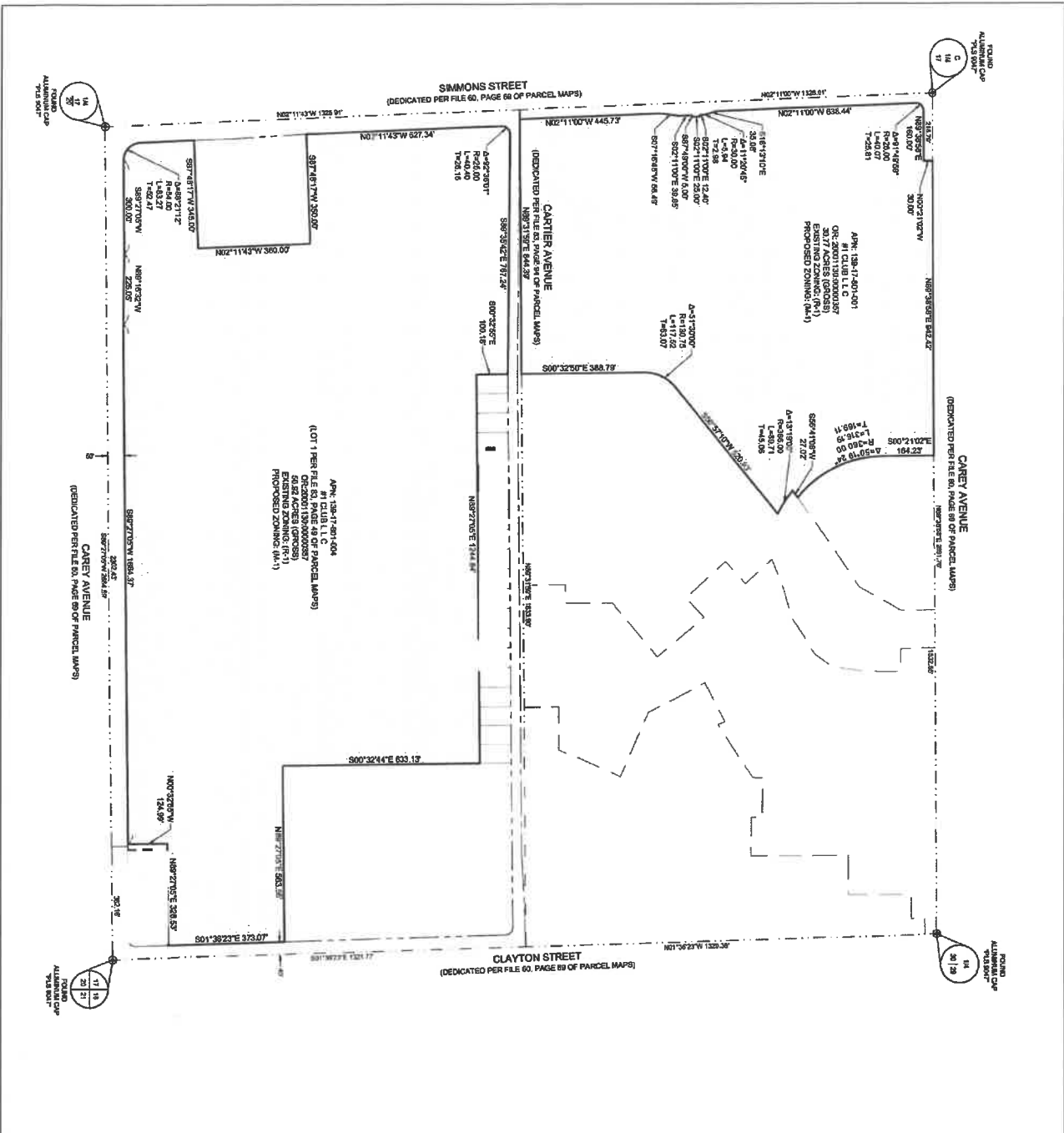
Thank you in advance for your consideration. Please do not hesitate to let me know if you have any questions or concerns.

Sincerely,

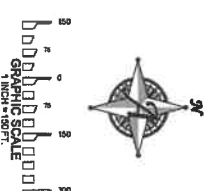
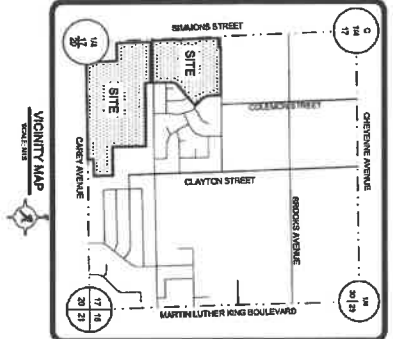
KAEMPFER CROWELL



Robert J. Gronauer



- LEGEND**
- BOUNDARY LINE
 - - - SECTION LINE
 - - - STREET CENTER LINE
 - - - EXISTING RIGHT-OF-WAY
 - - - ADJOINING LOT LINE
 - APN
 - OFFICIAL RECORD
 - RECLASSIFY ZONING FROM (R-1) TO (R-1)
 - FOUND INCORPORATED STAMPS WITH IN & OUT AS SHOWN IN THE EXHIBIT OF PARCEL MAPS
 - ASSESSING PARCEL NUMBER



	<p>ZONING EXHIBIT AIR PARK NORTH LPC WEST LLC CITY OF NORTH LAS VEGAS, NEVADA</p>		<p>3283 E Warm Springs Road, Suite 300 Las Vegas, NV 89120 Phone (702) 586-9296 www.actus-nv.com</p> <p>Engineering - Surveying - Consulting - Planning</p>																		
<p>1 OF 1</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	DATE	DESCRIPTION	BY				<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%;">DATE</td> <td style="width: 25%;">DRAWN</td> <td style="width: 25%;">CHECKED</td> <td style="width: 25%;">PROJECT</td> </tr> <tr> <td>1/11/11</td> <td>LSB</td> <td>LSB</td> <td>1149</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>		DATE	DRAWN	CHECKED	PROJECT	1/11/11	LSB	LSB	1149				
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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.

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 EITHER WHEN MAP REDUCED FROM 1:117 ORIGINAL

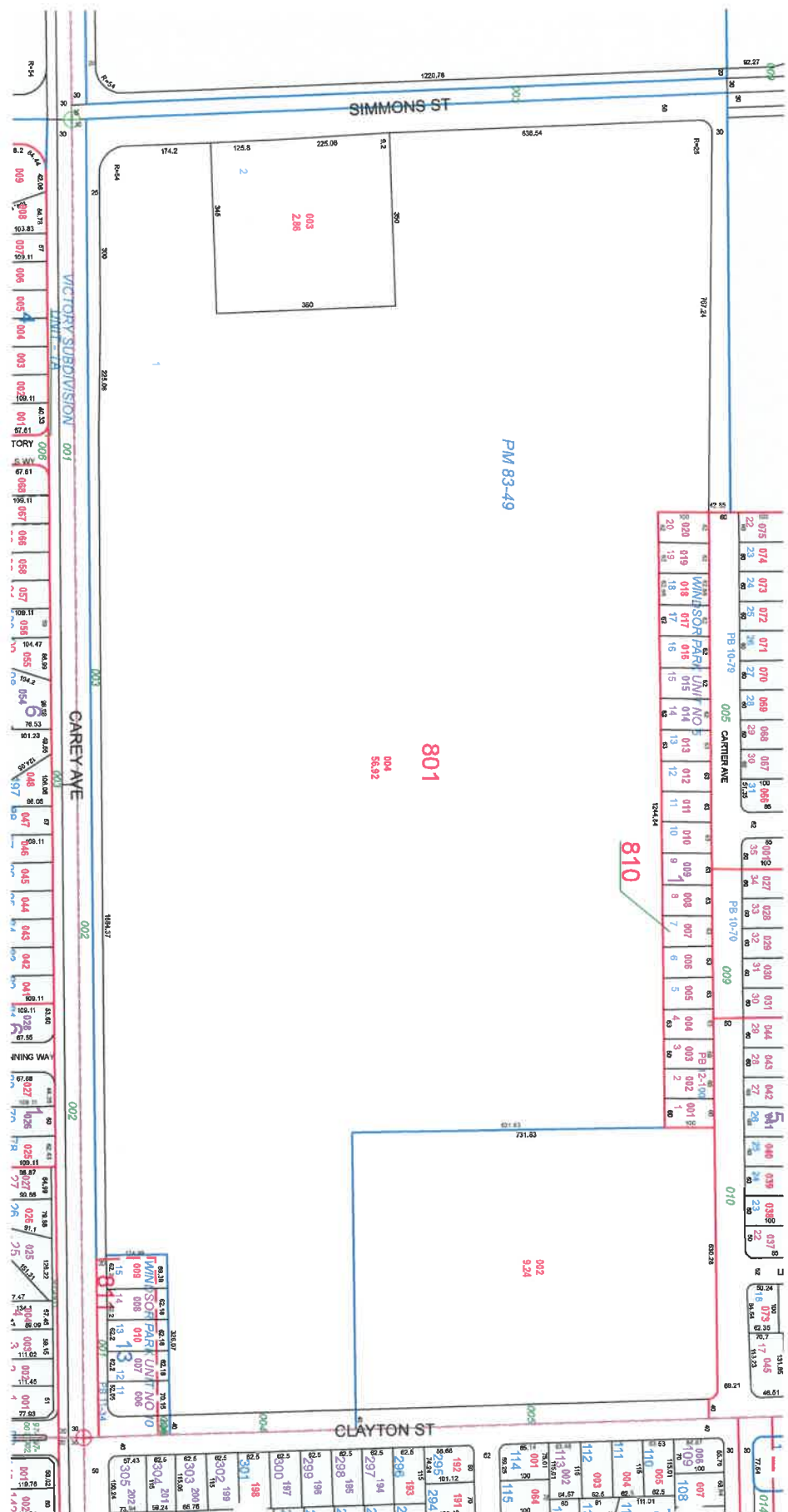


MAP LEGEND

- Parcel Boundary
- Sub Boundary
- Right of Way PCL
- Historic Sub Boundary
- Section Line
- Condominium Unit
- Air Space PCL
- Right of Way PCL
- Sub-surface PCL
- Historic Lot Line
- Historic Sub Boundary
- Historic PMA D Boundary
- 007 Road Parcel Number
- 001 Parcel Number
- 1.00 Acreage
- 202 Parcel Subseq Number
- PB 2445 PLAT RECORDING NUMBER
- 5 Block Number
- 001 Lot Number
- 001 Govt Lot Number

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

T20S R61E	17	S 2 SE 4	139-17-8
125	124	123	
7138	139	140	
4163	182	161	
Scale: 1" = 200'	Rev: 1/8/2019		



TAX DIST 250

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USE THIS SCALE FEET WHEN MAP REDUCED FROM 1:117 ORIGINAL.

MAP LEGEND

- PARCEL BOUNDARY
- SUB BOUNDARY
- ROAD EASEMENT
- MATCH/LEADER LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- HISTORIC PLAT BOUNDARY
- SECTION LINE
- CONDOMINIUM UNIT
- AIR SPACE POL.
- RIGHT OF WAY POL.
- SUB-SURFACE POL.
- 007 ROAD PARCEL NUMBER
- 001 PARCEL NUMBER
- 1.00 ACREAGE
- 202 PARCEL SUBSEGO NUMBER
- PB 24-45 PLAT RECORDING NUMBER
- 5 BLOCK NUMBER
- LOT NUMBER
- 615 GOV. LOT NUMBER

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

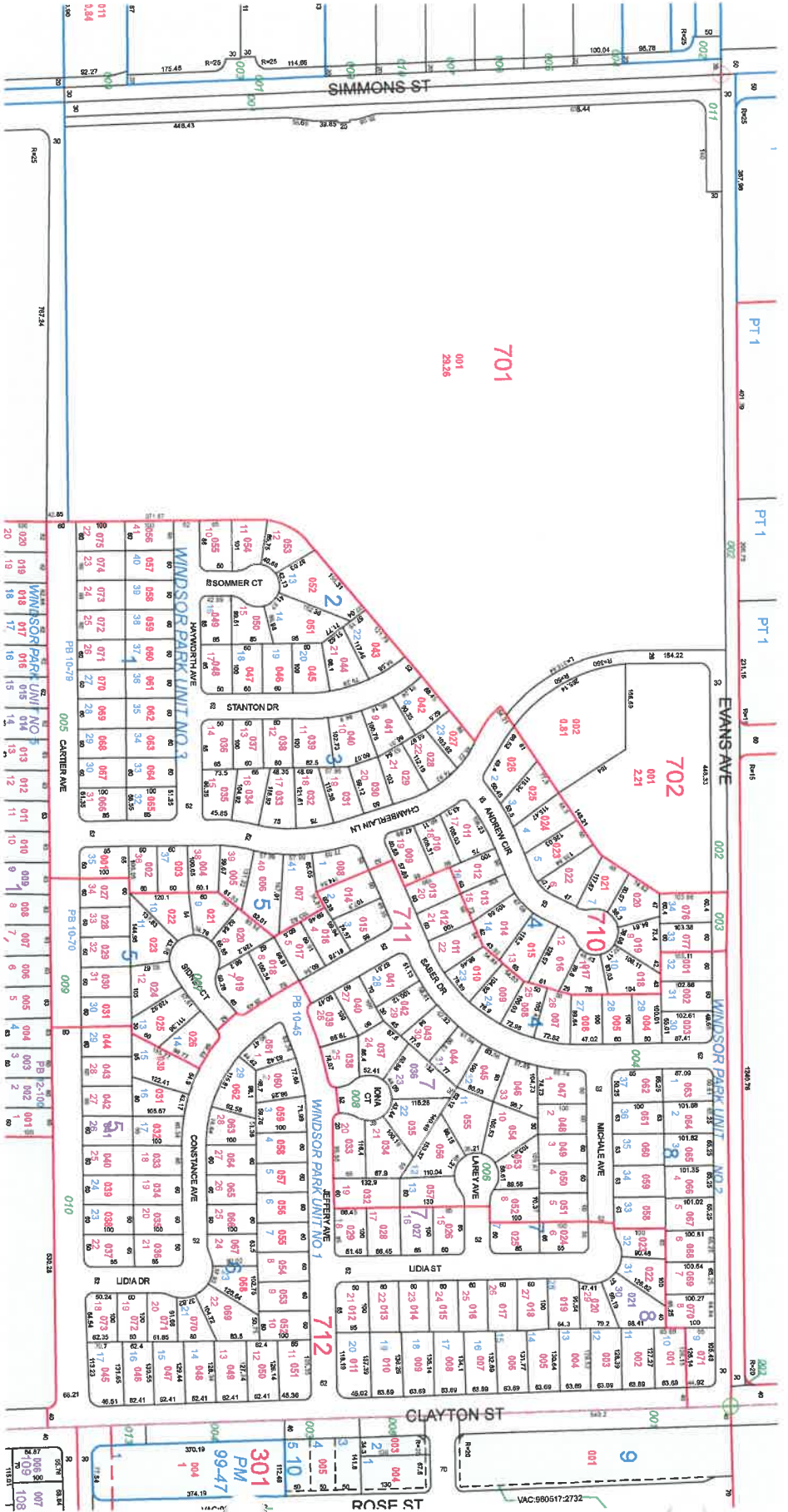
BOOK	T20S R61E
125	124 123
7138	138 140
4183	162 161

SEC.	17	MAP	N 2 SE 4
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2	2	2	2
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Scale: 1" = 200'

Rev: 1/8/2019

139-17-7

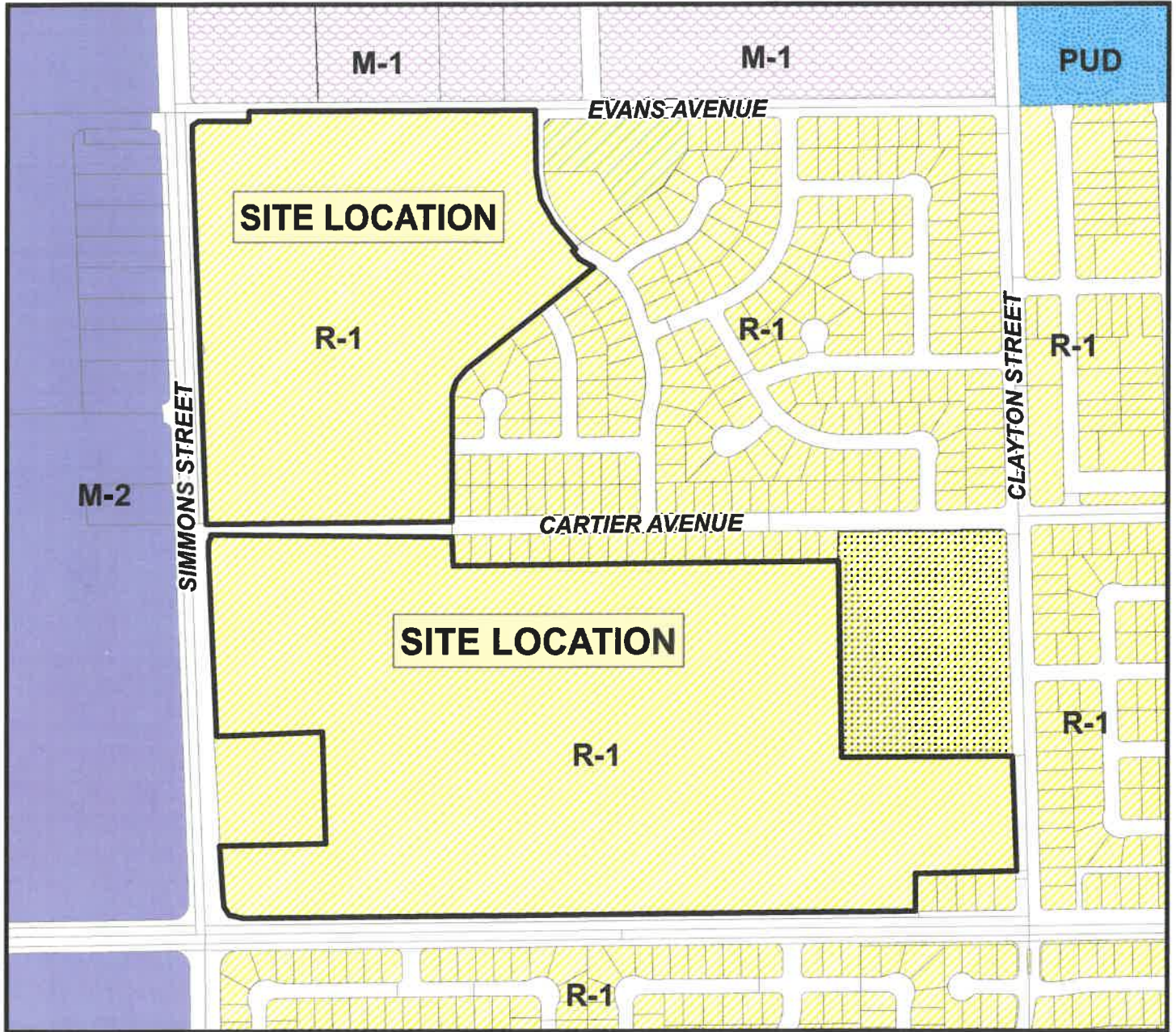


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THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



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

