

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

FROM: CLARK COUNTY DEPARTMENT OF AVIATION

APPLICATION: AMP-000007-2022

PROJECT: KAVISON HOMES, 27 SFU

LOCATION: 139-05-801-001, 003

**MEETING DATE: JULY 13, 2022, PLANNING COMMISSION, AUGUST 3,
2022, CITY COUNCIL**

COMMENTS:

The proposed development lies just outside the AE-60 (60-65 DNL) noise contour for North Las Vegas Airport (VGT), and is subject to significant aircraft noise and continuing over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade VGT to meet future air traffic demand, and nighttime operations may and will continue to occur at VGT.

Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office is strongly encouraged. Additionally, 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

BOB J. GRONAUER

bjg@kcnvlaw.com
702.792.7000

May 31, 2022

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CARSON CITY OFFICE
510 West Fourth Street
Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.0257

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

Re: *Justification Letter*
Kavison Homes
APNs: 139-05-801-001 and 003

To Whom It May Concern:

This firm represents Kavison Homes (the "Applicant") in the above referenced matter. The proposed project is located on approximately 4.08 acres on the southeast corner of San Miguel Avenue and Simmons Street (the "Property"). The Property is more particularly described as Assessor's Parcel Numbers 139-05-801-001 and 003.

The Property is master planned Single Family Low and zoned R-1 and R-E. The Applicant is requesting an amendment to the master plan (AMP) to Single Family Medium and a zone change (ZC) to PUD/PID to allow for a 27 lot single family residential development. Should the request for the AMP and ZC be approved, the Applicant will submit a Final Development Plan for review through the public hearing process. The lots will range in size from 4,000 square feet to 4,452 square feet and the Applicant will provide the required open space. The proposed layout and lot sizes are appropriate for the Property and compatible with the surrounding community as it sits on the corner of two heavily travelled right-of-ways and is across the street from Cheyenne High School.

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

Sincerely,

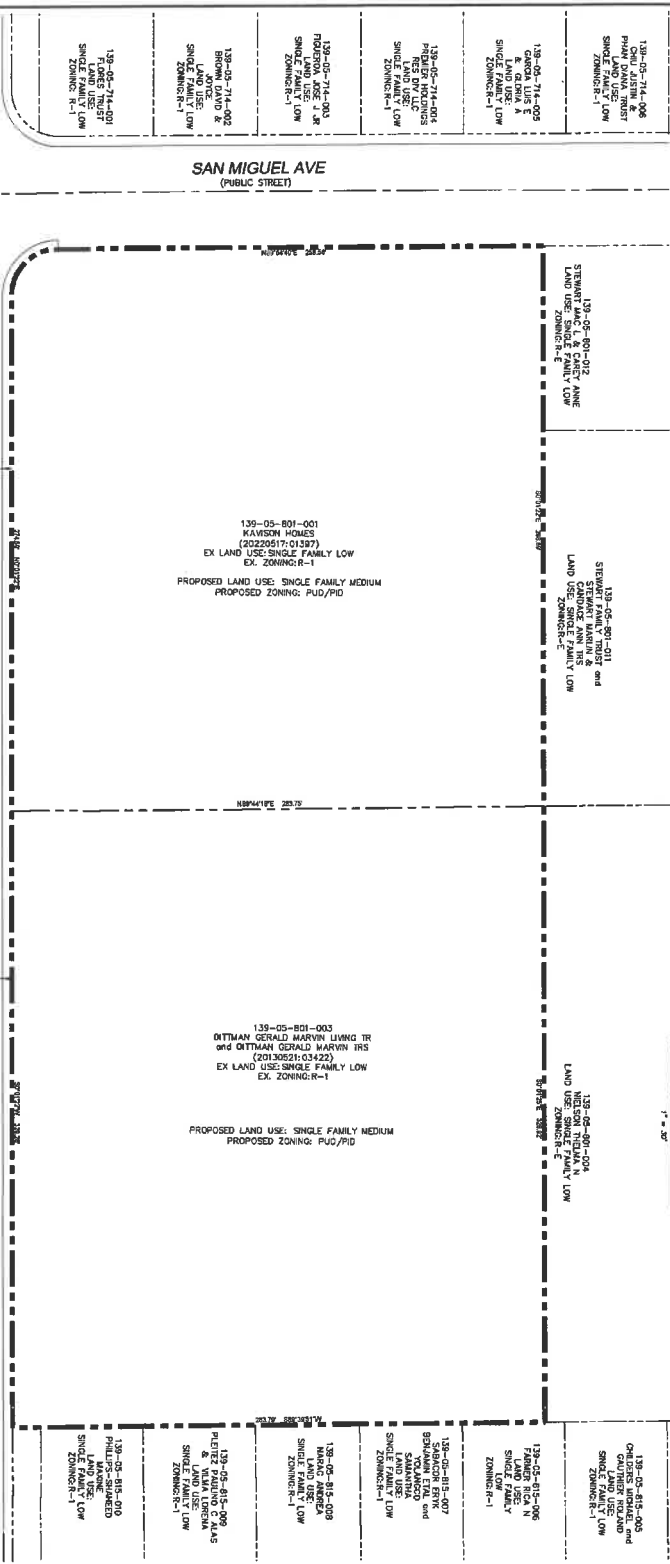
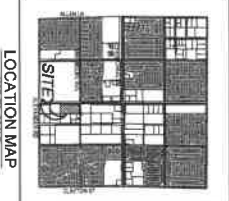
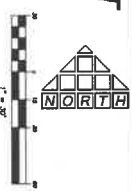
KAEMPFER CROWELL



Robert J. Gronauer

A.M.P./ZONE CHANGE EXHIBIT SIMMONS/SAN MIGUEL

A RESIDENTIAL SUBDIVISION
BY KAVISON HOMES LLC



LEGEND

--- BOUNDARY LINE

--- LOT LINE

--- CENTER LINE

NOTES: THIS MAP IS FOR INFORMATION ONLY. IT IS NOT TO BE USED FOR ANY PURPOSES OTHER THAN AS SHOWN. NO LIABILITY IS ASSUMED BY THE ENGINEER FOR ANY ERRORS OR OMISSIONS.

1-800-221-2222 (7-22-22)

1-800-221-2222 (7-22-22)

1-800-221-2222 (7-22-22)

1-800-221-2222 (7-22-22)

DATE: 7/2/22

BY: EX

KAVISON HOMES LLC
SIMMONS/SAN MIGUEL

A.M.P./ZONE CHANGE EXHIBIT
CITY OF NORTH LAS VEGAS, NV

T THOMASON
C CONSULTING
E ENGINEERS

7080 LA GENEGA STREET, SUITE 200
LAS VEGAS, NEVADA 89119
702-832-6123 FAX: 702-832-6128

DRAWN BY:	STATE:	SCALE:
DESIGNED BY:	DATE:	
COMMENTS APPROVED BY:		
PROJECT NO:		
221-000		
REV:	DATE:	BY:

Neighborhood Meeting Summary
Kavison Homes
May 31, 2022

A neighborhood meeting was held on May 31, 2022 at the Aliante Library. John Sullivan from Kaempfer Crowell presented the project on behalf of the Applicant. Two neighbors attended the meeting. They own the 2.5 acres directly to the east of the proposed project. They expressed interest in incorporating their property into this project (or a separate project). They are in support of the proposed project.

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 (1" = 100') WHEN MAP REDUCED FROM 11X17 ORIGINAL

MAP LEGEND

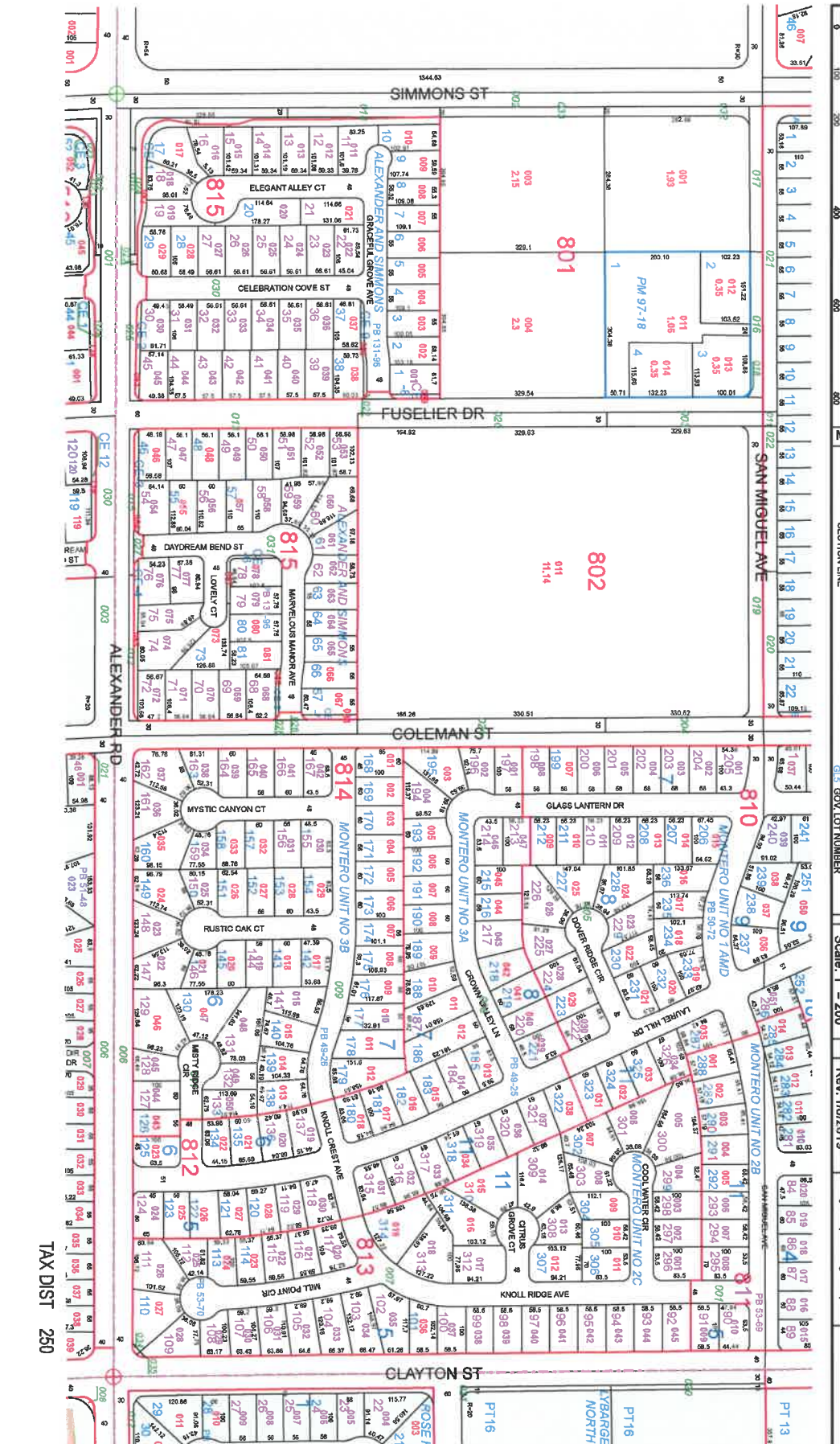
- Parcel Boundary
- Sub Boundary
- Road Easement
- Match / Leader Line
- Historic Lot Line
- Historic Sub Boundary
- Section Line
- Condominium Unit
- Air Space PCL
- Right of Way PCL
- Sub-Surface PCL
- 202 Parcel Subarea Number
- 5 Block Number
- 5 Lot Number
- 6.5 Govt Lot Number

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

BOOK	T20S R61E
SECTION	5
MAP	S 2 SE 4
DATE	139-05-8

Scale: 1" = 200'	Rev. 1/8/2019
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100	101	102	1	2	3	4
6125	124	123	7	8	9	10
7138	139	140	11	12	13	14
4163	162	161	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
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			87	88	89	90
			91	92	93	94
			95	96	97	98
			99	100	101	102

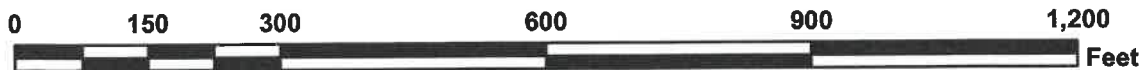
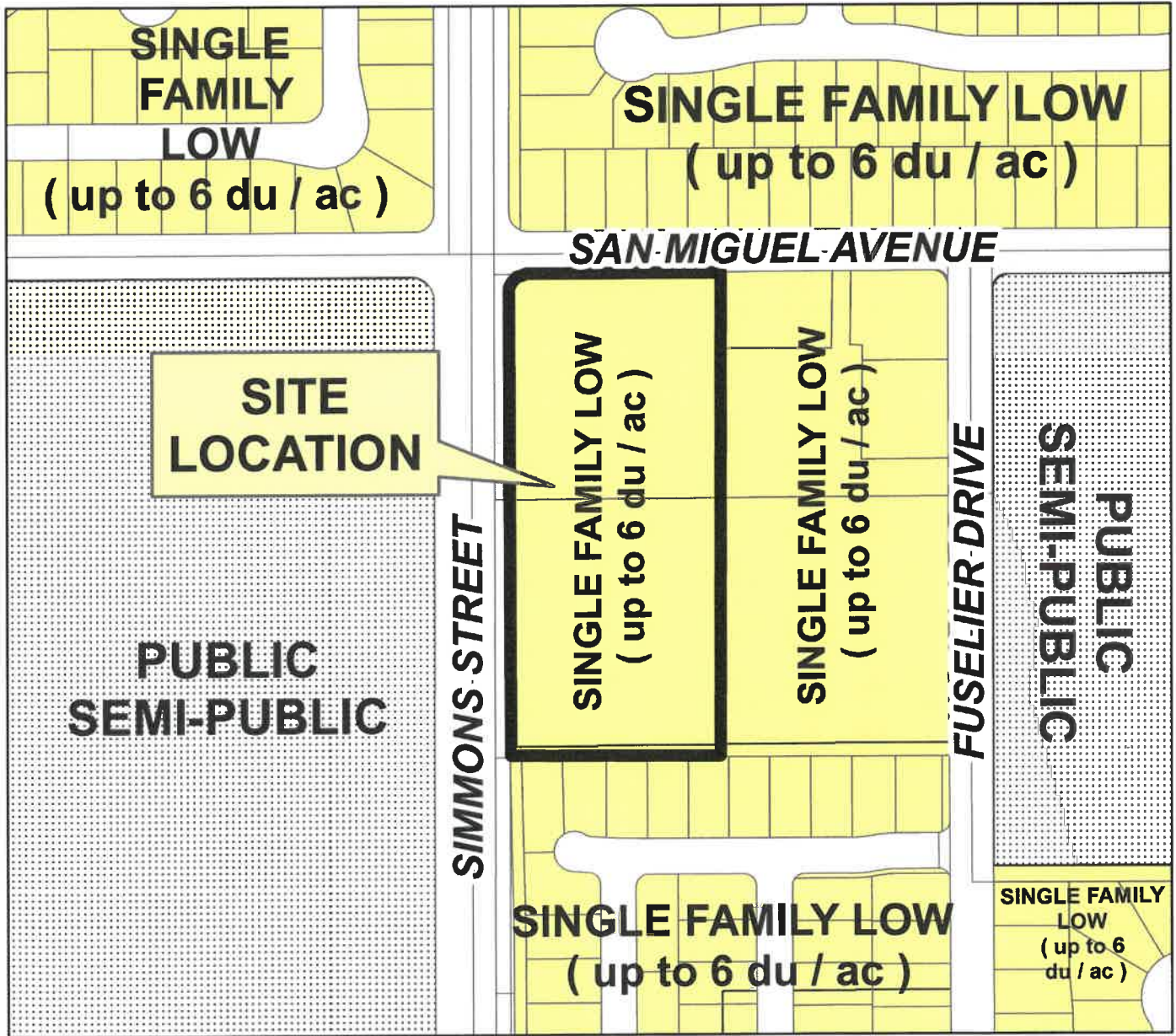


TAX DIST 250



THE CITY OF NORTH LAS VEGAS

Comprehensive Plan Map



Applicant: Kavison Homes, LLC
 Application Type: Comprehensive Plan Amendment
 Request: Change from Single-Family Low to Single-Family Medium
 Project Info: Southeast corner of Simmons Street and San Miguel Avenue
 Case Number: AMP-07-2022

06/14/2022

