

## 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: T-MAP-03-2022 **Carey/Simmons Industrial**  
Date: March 15, 2022

In addition to the requirement to comply with the *City of North Las Vegas Municipal Code – Titles 15 and 16, NRS 278* and accepted *Clark County Area Uniform Standard Drawings*, the Department of Public Works recommends the following conditions of approval:

1. All known geologic hazards shall be shown on any preliminary development plans and civil improvement plans submitted to the City. Subsequent identification of additional hazards may substantially alter development plans.
2. Approval of a drainage study is required prior to submittal of the civil improvement plans. Conformance may require modifications to the site plan.
3. The size and number of access points and their locations are subject to review and approval by the City of North Las Vegas Traffic Engineer and must meet the standards set forth in *North Las Vegas Municipal Code* section 17.24.040; Conformance may require modifications to the site.
4. The proposed driveway on Clayton Street shall be located a minimum of 200 feet south of the driveway for Gilbert Elementary School.
5. All driveway geometrics shall be in compliance with the applicable *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 222.1.
6. Dedication and construction of the following streets and/or half streets is required per the *Master Plan of Streets and Highways* and/or *City of North Las Vegas Municipal Code* section 16.24.100:
  - a. Simmons St.
  - b. Chamberlain Lane
  - c. Evans Ave.
7. Approval of a traffic study is required prior to submittal of the civil improvement plans. Please contact Traffic Engineering at 633-2676 to request a scope. A queuing analysis may be required.
8. The public street geometrics and thickness of the pavement sections will be determined by the Department of Public Works.

9. Right-of-way dedication and construction of a RTC bus turn-out is required on Simmons Street near W. Carey Ave per the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 234.1.
10. Right-of-way construction of a RTC bus turn-out is required on Simmons Street near Citizen Ave per the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 234.1.
11. Revise the stub streets to comply with the corresponding Tentative Map, Vacations and City of North Las Vegas modified stub street design which features a minimum 24 foot back of curb radius and a maximum length of 150 feet, as measured from the back of curb of the intersecting street to the back of curb at the furthest point of the cul-de-sac. Make the necessary corrections or use a standard cul-de-sac design.
  - a. West end of W. Cartier Ave.
  - b. West end of Hayworth Ave.
  - c. North end of Stanton Dr.
12. The property owner is required to grant a roadway easement for commercial driveway(s).
13. A portion of Cartier Avenue should be Vacated. A Vacation Pre-Application is required and should be submitted to the Real Property Services division prior to submitting a Vacation application.
14. All Nevada Energy easements, appurtenances, lines and poles must be shown and shall be located entirely within the perimeter landscape area of this development. Distribution lines, existing or proposed, shall be placed underground if impacted by the proposed development of the parcel or if the pole impedes upon the proper ADA clearances for sidewalk. Under no circumstances will new down guy wires be permitted.

Utilities – For information only:

- This project shall comply with the General Provisions and Conditions of the *City of North Las Vegas Water Service Rules and Regulations* and the *Design and Construction Standards for Wastewater Collection Systems*.
- Submittal of a Hydraulic Analysis per the *Uniform Design and Construction Standards (UDACS) for Potable Water Systems* is required and will be subject to the review and approval of the Utilities Department.

For more information regarding the land development process and other associated requirements in the City of North Las Vegas, please visit the City's website and find the **Land Development Guide**: <http://www.cityofnorthlasvegas.com/Departments/PublicWorks/PublicWorks.shtm>.



Duane McNelly, Land Development Coordinator  
Department of Public Works



**SOUTHERN NEVADA WATER AUTHORITY™**

100 City Parkway, Suite 700 • Las Vegas, NV 89106  
MAILING ADDRESS: P.O. Box 99956 • Las Vegas, NV 89193-9956  
702-662-3400 • [snwa.com](http://snwa.com)

March 9, 2022

City of North Las Vegas  
Planning and Zoning Division  
2250 Las Vegas Boulevard North  
North Las Vegas, Nevada 89030

ATTENTION: Mark Jordan, Planning Manager

**SUBJECT: TENTATIVE MAP CASE NO. T-MAP-000003-2022 – Carey/Simmons Industrial**

The Southern Nevada Water Authority (Authority) has reviewed the tentative map application for an 86.18-acre proposed Industrial Park generally located within the area bordered by Simmons Street, Evans Avenue, Clayton Street and Carey Avenue. The item will be considered at the City of North Las Vegas (CNLV) Planning Commission meeting on April 13, 2022.

This letter is to inform the CNLV and the applicant that the Authority has a 42-inch diameter water lateral and related appurtenances within Simmons Street, being part of the Authority's Twin Lakes Lateral. Also, the Authority has a 60-inch diameter water lateral and related appurtenances within Simmons Street and Evans Avenue, being part of the Authority's West Valley Lateral (see attached aerial drawing). The applicant or property owner is required to submit plans to the Authority's Development Plan Review Office located at 1001 Valley View Boulevard, Las Vegas, Nevada, 89153 to determine the Authority's requirements regarding this facility.

Should you have any questions, please contact Patrick Denison, Right-of-Way Agent at (702) 862-3474 or by email at [patrick.denison@snwa.com](mailto:patrick.denison@snwa.com).

Sincerely,

Sharon L. Kennemer, SR/WA  
Principal Right-of-Way Agent

PD

cc: Jason Ghadery

**SNWA MEMBER AGENCIES**

Bg Band Water District • Boulder City • Clark County Water Reclamation District • City of Henderson • City of Las Vegas • City of North Las Vegas • Las Vegas Valley Water District

**KAEMPFER  
CROWELL**

**ATTORNEYS AT LAW**

LAS VEGAS OFFICE

**ROBERT J. GRONAUER**

[rgronauer@kcncvlaw.com](mailto:rgronauer@kcncvlaw.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.

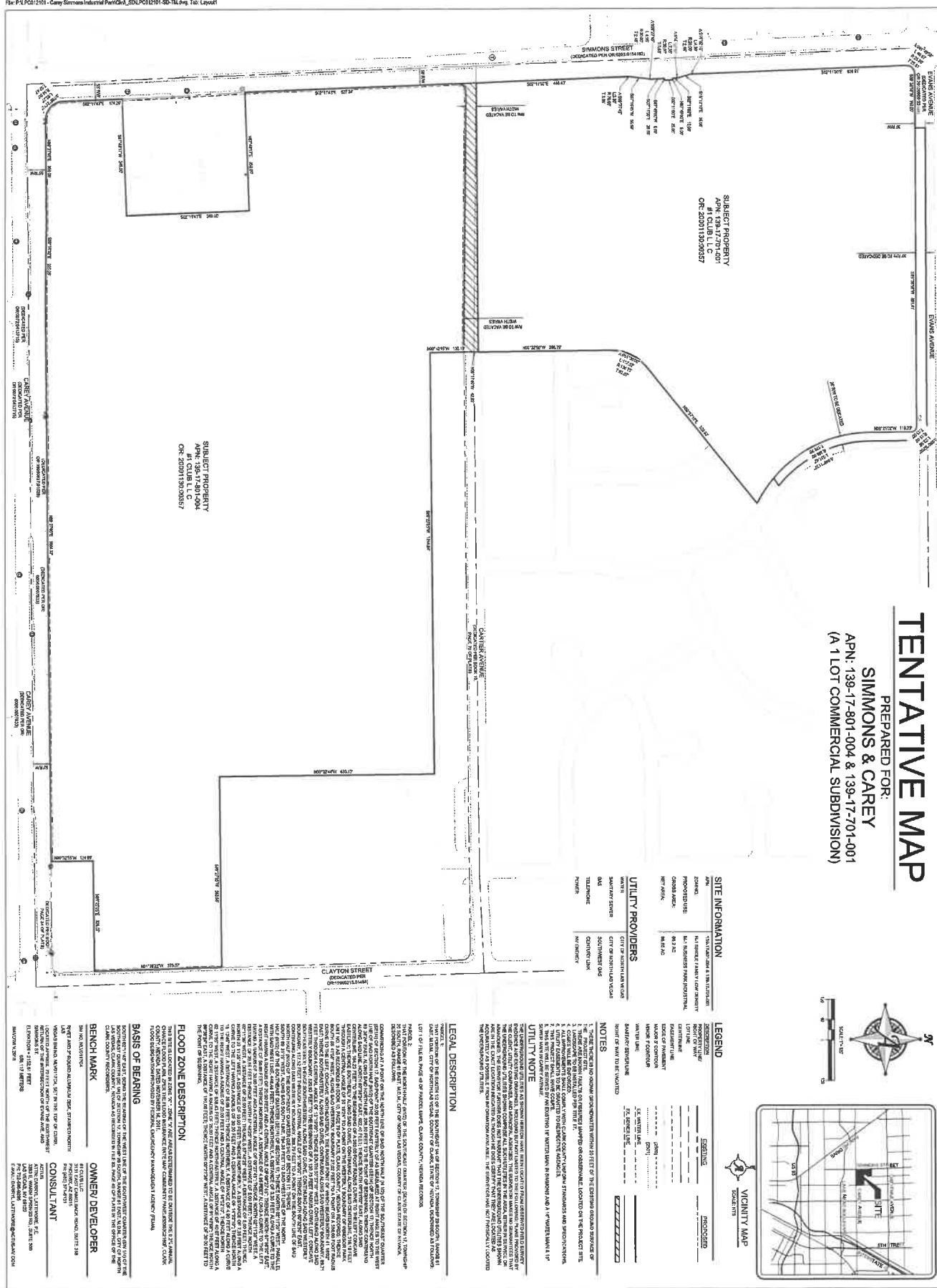
Thank you in advance for your consideration. Please do not hesitate to let me know if you have any questions or concerns.

Sincerely,

KAEMPFER CROWELL



Robert J. Gronauer



**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 11X17 ORIGINAL



## MAP LEGEND

Parcel Boundary	Condominium Unit	001 Parcel Number
Right of Way PCL	Air Space PCL	001 Parcel Number
Road Easement	Right of Way PCL	100 Acreage
Match / Leader Line	Sub-Surface PCL	202 Parcel Subseq Number
Historic Lot Line		PB 24-45 Play Recording Number
Historic Sub Boundary		5 Block Number
Historic PMAD Boundary		5 Lot Number
Section Line		001 Gov Lot Number

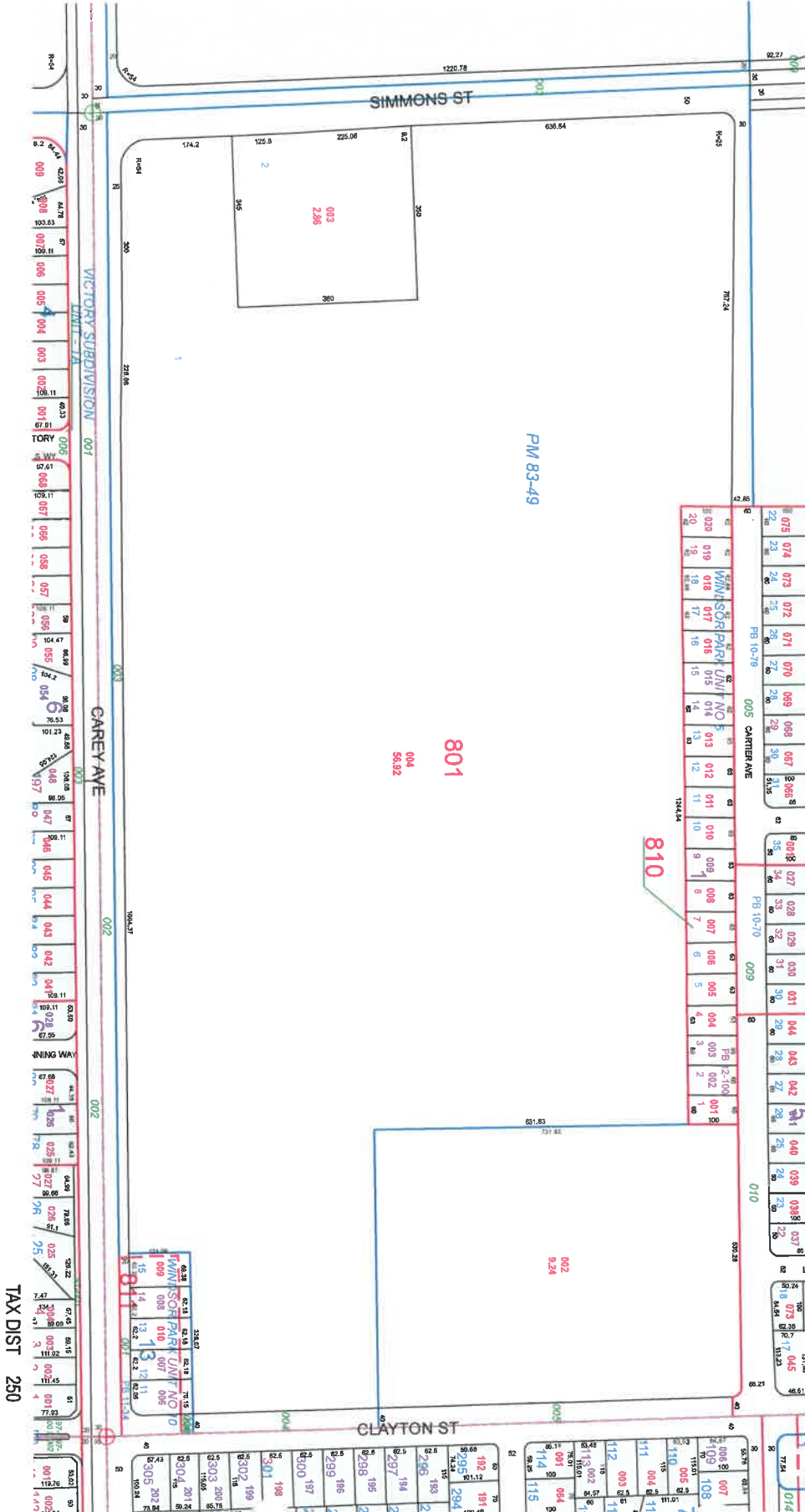
Scale: 1" = 200'	Rev: 1/8/2019
------------------	---------------

125	124	123
1739	139	140
163	162	161

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
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----



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



TAX DIST 250

Item	Percentage
COAT	100
TIE	150
SHOES	200
DRESS	250
JACKET	300
SUIT	350

PARCEL BOUNDARY		CONDOMINIUM UNIT	001 PARCEL NUMBER
SUB BOUNDARY		AIR SPACE POL	001 PARCEL NUMBER
PAVILION BOUNDARY		RIGHT OF WAY POL	1.00 ACRES
ROAD EASEMENT		SUB-SURFACE POL	
MATCH-1 LOT LINE			
HISTORIC LOT LINE			
HISTORIC SUB BOUNDARY			
HISTORIC PAVILION BOUNDARY			
SECTION LINE			

202 PARCEL SUBSID NUMBER  
PB 24-43 PLAY RECORRING NUMBER

5 BLOCK NUMBER  
5 LOT NUMBER

© S. GOV. LOT NUMBER

BOOK  
T20S R61E

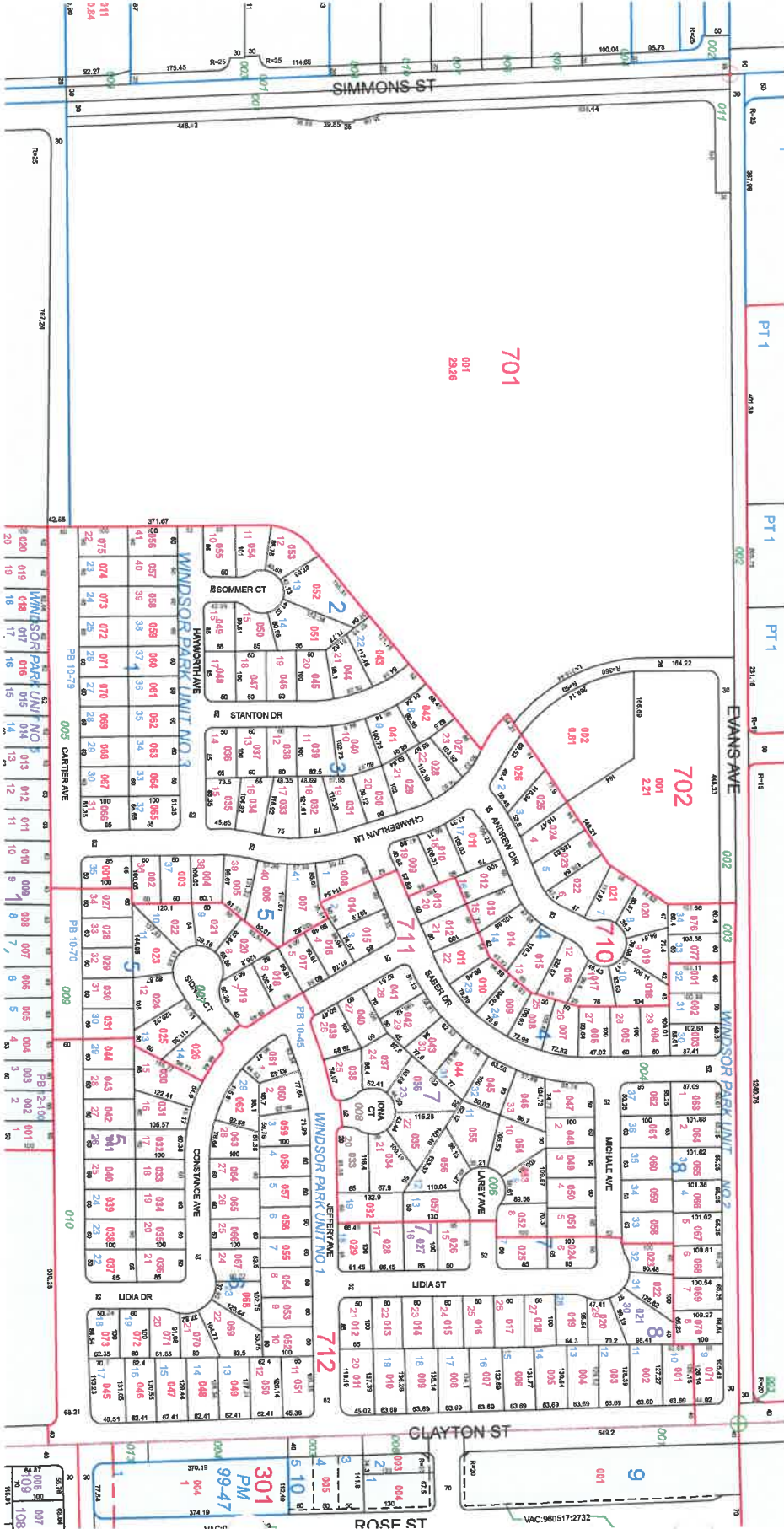
125	124	123
17138	139	140
4163	162	161

Scale: 1" = 200'

SEC	17				
6	5	4	3	2	1
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

8	4	8	4
5	1	5	1
6	2	6	2
7	3	7	3
8	4	8	4
5	1	5	1

CLARK COUNTY NEVADA	139-17-7
------------------------	----------



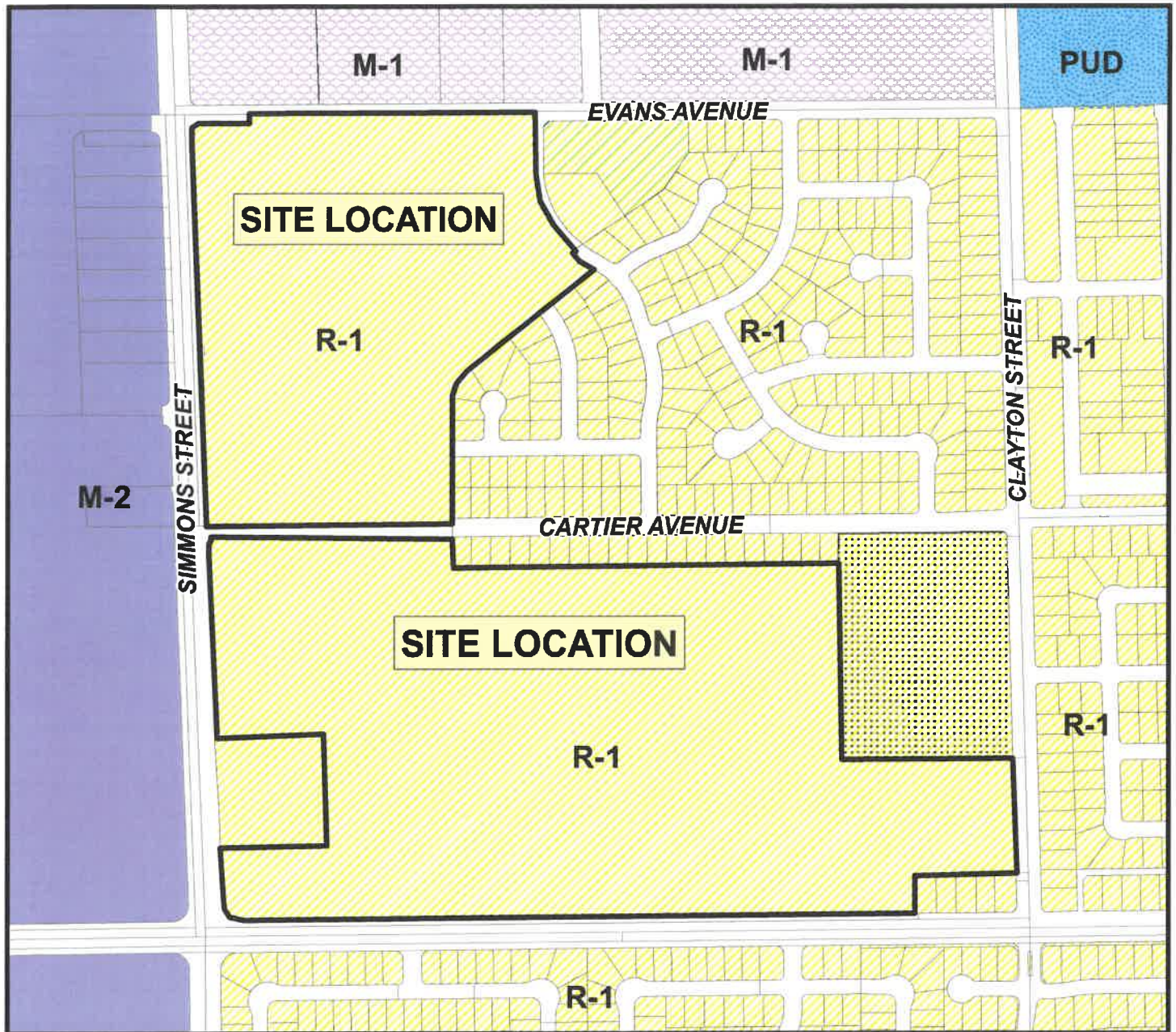
TAX DIST 250





# 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: Tentative Map  
Request: To Allow a One-Lot Commercial Subdivision and  
for a Future Industrial Project  
Project Info: Northeast corner of Carey Avenue and Simmons Street  
Case Number: T-MAP-03-2022

3/10/2022

