

April 1, 2025

VIA EMAIL

CITY OF NORTH LAS VEGAS
2250 LAS VEGAS BOULEVARD NORTH
NORTH LAS VEGAS, NV 89030

***Re: Justification Letter – Amendment to the Master Plan from Master Planned Community and Mixed-Use Commercial to Mixed-Use Neighborhood; Zone Change from Planned Community Development District and C-3 to C-2; Special Use Permits to Allow a Convenience Food Store with Gas Pumps, & Restricted Gaming Full On-Sale Liquor Establishment (Tavern); and Tentative Map
APNs: 124-22-101-002, 003, & 019 and 124-15-410-005 (SEC of 215/Revere Street)***

To Whom It May Concern:

Please be advised this office represents the Applicant in the above-referenced matter. The proposed Site is located on approximately 24.2 gross acres and generally located on the southeast corner of the 215 and Revere Street. The property is more particularly described as Assessor's Parcel Numbers: 124-22-101-002, 003, & 019 and 124-15-410-005 (collectively the "Site"). The Applicant is proposing a commercial project on the Site. In addition, the Applicant is requesting the following special use permits: convenience food store with gas pumps, a tavern (restricted gaming and liquor), and a conditional use permit for full 'off-sale' of liquor associated with the anchor tenant.

Finally, the Applicant is requesting an amendment to the master plan and zone change for the entire Site to allow for a cohesive commercial development. A separate application for a conditional use permit for full off-sale liquor is submitted herewith.

AMENDMENT TO MASTER PLAN AND ZONE CHANGE

The Site is planned Master Planned Community and Mixed-Use Commercial with an underlying zoning of Planned Community Development District (PCD) and C-3. In order to develop a cohesive commercial development, the Applicant is requesting an amendment to the master plan to Mixed-Use Neighborhood. The Applicant is requesting the corresponding zone change from PCD and C-3 to C-2 for the entire Site. The amendment to the master plan and zone change are appropriate for the following reasons:

- The amendment to the master plan and zone change will allow for a cohesive commercial development.

- The C-2 zoning district is appropriate for this type of commercial development.
- The Site is adjacent to the 215 and is located at the 215/Revere Street interchange. This location makes the Site ideal for commercial development.
- Both the southwest and northwest corners of the 215/Revere Street interchange are planned and zoned for commercial uses.

Therefore, the request to amendment to the master plan to Mixed-Use Neighborhood and zone change to C-2 is harmonious with the area as the proposed master plan and zoning are consistent with the development patterns in the area.

OVERVIEW OF SITE PLAN DESIGN

The Applicant is proposing to develop a 181,120 SF commercial anchor tenant. The commercial shopping center will be located at the corner of Revere Street and Dorrell Lane. There will be multiple entrances to the Site from Revere Street and Dorrell Lane with a signalized entry located off Revere Street. There will be several additional retail/commercial buildings and restaurants with drive-thru, totaling approximately 38,830 SF, located along the Revere Street and Dorrell Lane frontages, respectively. The proposed development has an overall building square footage of 219,950 SF.

The anchor tenant will be set back behind the retail pads and the parking field. The anchor tenant building will be approximately 40-feet in height. The anchor tenant building will be highly articulated with enhanced finishes including plank lap siding, varying colors of architectural masonry, and stacked stone veneer.

The anchor tenant will include the following uses but not limited to retail and commercial sales, a grocery store with full “off-sale” of liquor, a pharmacy, vision care, and vehicle service. The convenience food store with gas pumps will be located at the southwest corner of the Site at the Dorrell Lane/Revere Street intersection. The Site meets all parking and landscaping requirements. In a C-2 zoned district, many of the uses are permitted; however, special use permits are required for the following:

SPECIAL USE PERMITS

- **Anchor Tenant-Related Special Use Permits**
 - **Convenience Food Store with Gas Pumps** – The proposed fuel canopy is located at the corner of Dorrell Lane and Revere Street. The Revere Street corridor between the 215 and Dorrell Lane on both sides of the street is planned and zoned for commercial uses. An approximate 1,760-square foot convenience food store will be included on-site. Fuels sales will be in conjunction with a

Convenience Food Store with Gas Pumps. Therefore, a special use permit to allow for a Convenience Food Store with Gas Pumps is appropriate and compatible to the area.

- **Restricted Gaming Full On-Sale Liquor (Tavern)**

The Applicant is also proposing a 6,489 SF restricted gaming full on-sale liquor establishment ("Tavern") on the northwest portion of the Site.

According to the distance separation requirements, the Tavern is within 2,500-feet of another tavern. Specifically, the Tavern is 1,178.28 feet away from an existing tavern. The Tavern does however meet the requirement for an adequate barrier since Revere Street is a 100-foot-wide right-of-way. An additional waiver is requested for the reduced separation of the Tavern to the nearest park. As designed, the Tavern is approximately 1,134.5 feet away from the nearest park where 1,500 feet is required.

A special use permit to allow for a Tavern is appropriate for the following reasons:

- (1) The Tavern will be located within a larger commercial shopping center.
- (2) The Tavern is near other intense commercial planned and zoned properties.
- (3) The Tavern is located along the 215 and at the 215/Revere Street interchange.

Based on the above reasons, we are respectfully requesting approval of both the use permit and waivers.

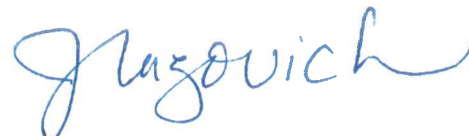
TENTATIVE MAP

The Site is composed of several parcels. The Applicant is requesting a tentative map to consolidate the parcels into one property. By consolidating the parcels into one property, the tentative map allows the Applicant to develop one, cohesive project.

We thank you in the advance for your time and consideration. Should you have any questions or concerns, please feel free to contact me.

Sincerely,

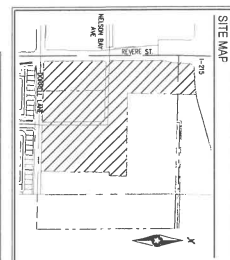
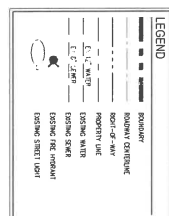
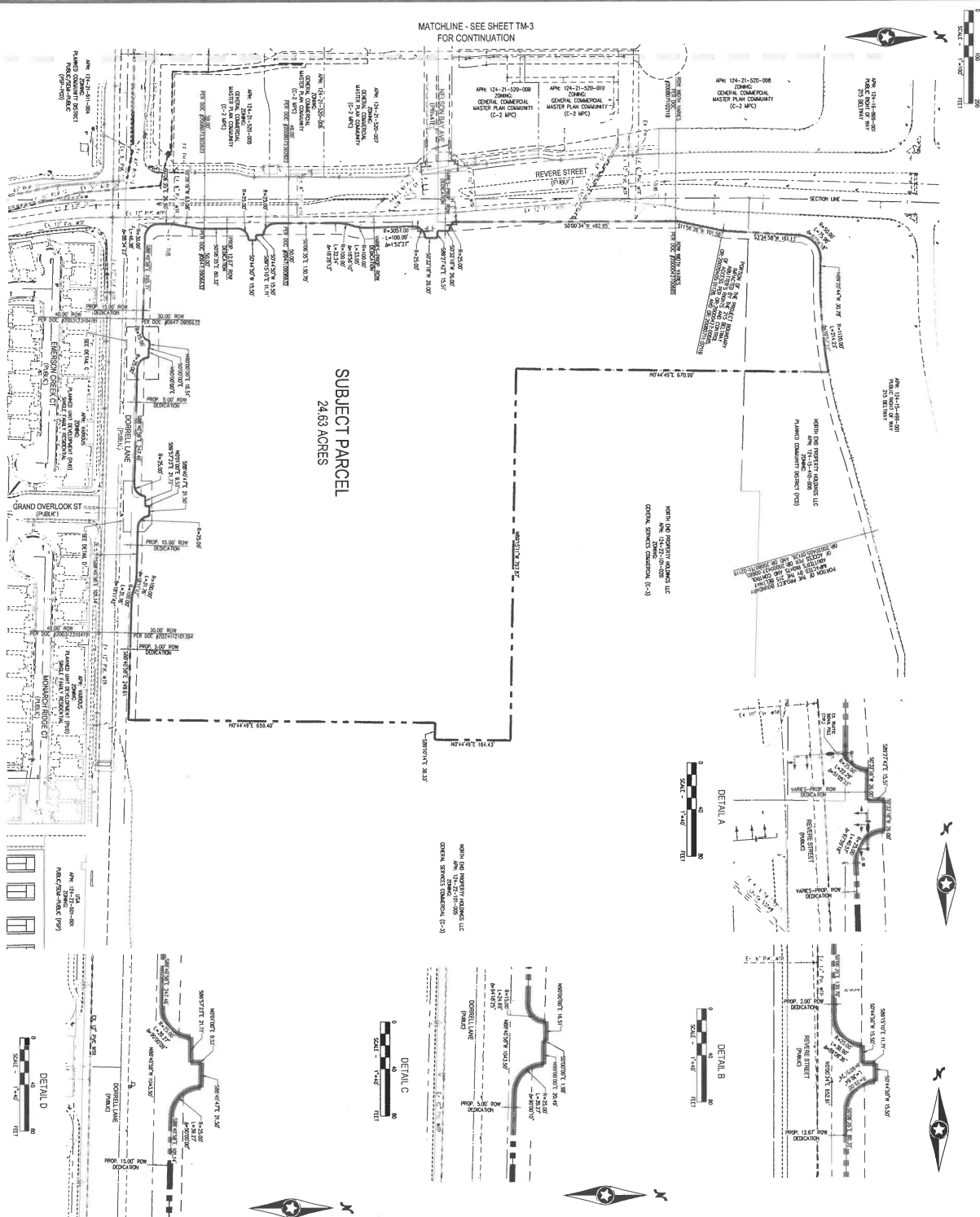
KAEMPFER CROWELL



Jennifer Lazovich

JL/ajc/amp/mtf

MATCHLINE - SEE SHEET TM-3
FOR CONTINUATION

[illegible]

Westwood

Phone (702) 284-5300 5725 W. Badura Ave.
Suite 100
Las Vegas, NV 89118
westwoodps.com

Westwood Professional Services, Inc.

215 & REVERE COMMERCIAL
BOUNDARY MAP







DATE:	4/17/2025
DRAFTER:	TH
DESIGNER:	TH
CHECKED:	TQT
PROJECT NO.	

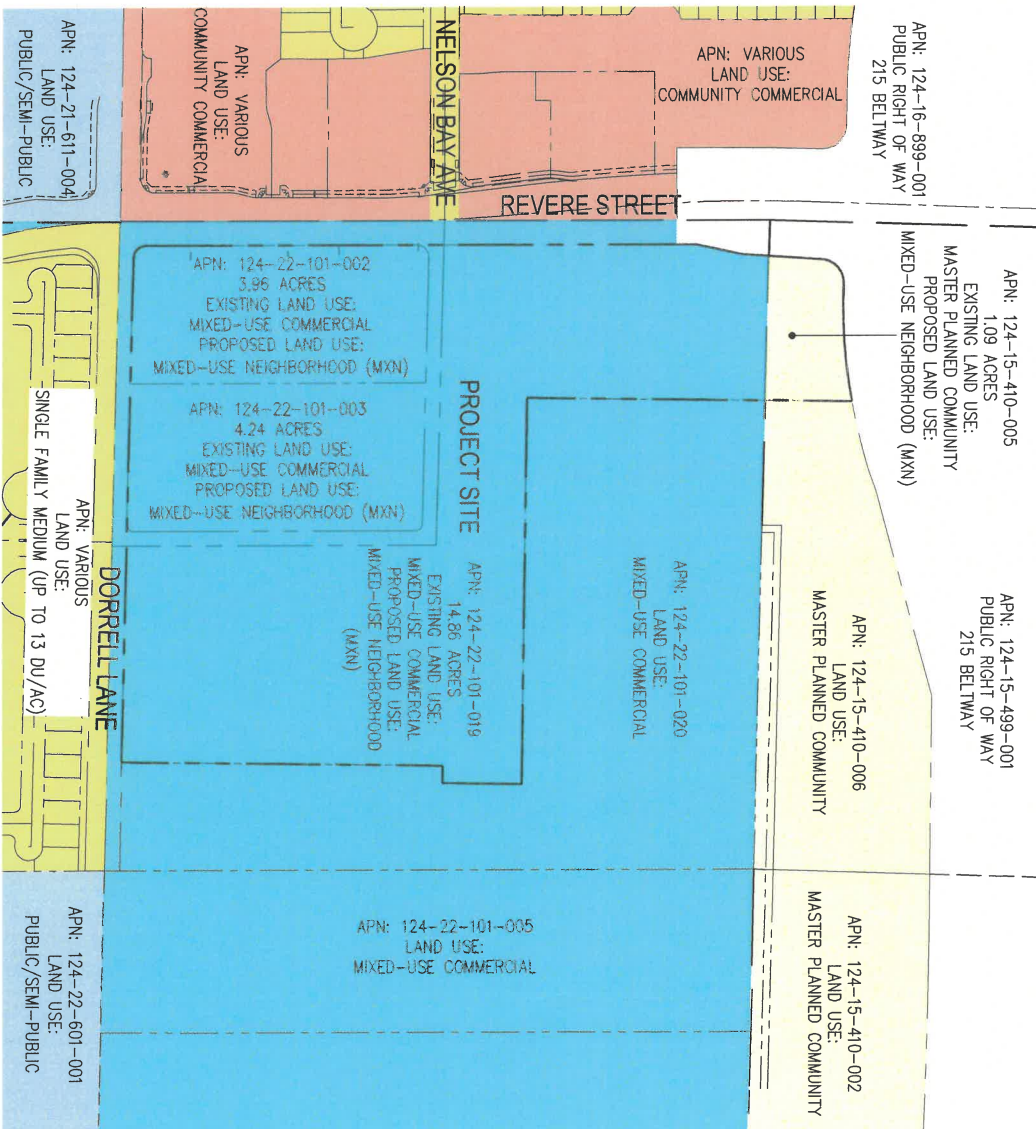
OLY2503-0000

EX-1

REVERE & CC 215
CITY OF NORTH LAS VEGAS, NV

PARCEL INFO		
APN: 124-22-101-020	1.09 ACRES	
APN: 124-22-101-019	14.86 ACRES	
APN: 124-22-101-002	3.96 ACRES	
APN: 124-22-101-003	4.24 ACRES	
TOTAL:	24.15 ACRES	

LEGEND	
	PUBLIC/SEMI-PUBLIC
	SINGLE FAMILY MEDIUM (UP TO 13 DU/AC)
	COMMUNITY COMMERCIAL
	MIXED-USE COMMERCIAL
	MASTER PLANNED COMMUNITY
	PROJECT SITE BOUNDARY



3/24/2025

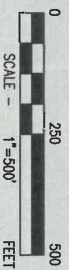
Westwood

Westwood Professional Services, Inc.

Phone (702) 284-5300
westwoodpro.com

5725 W. Sahara Ave., STE. 100
Las Vegas, NV 89118

EXISTING LAND USE










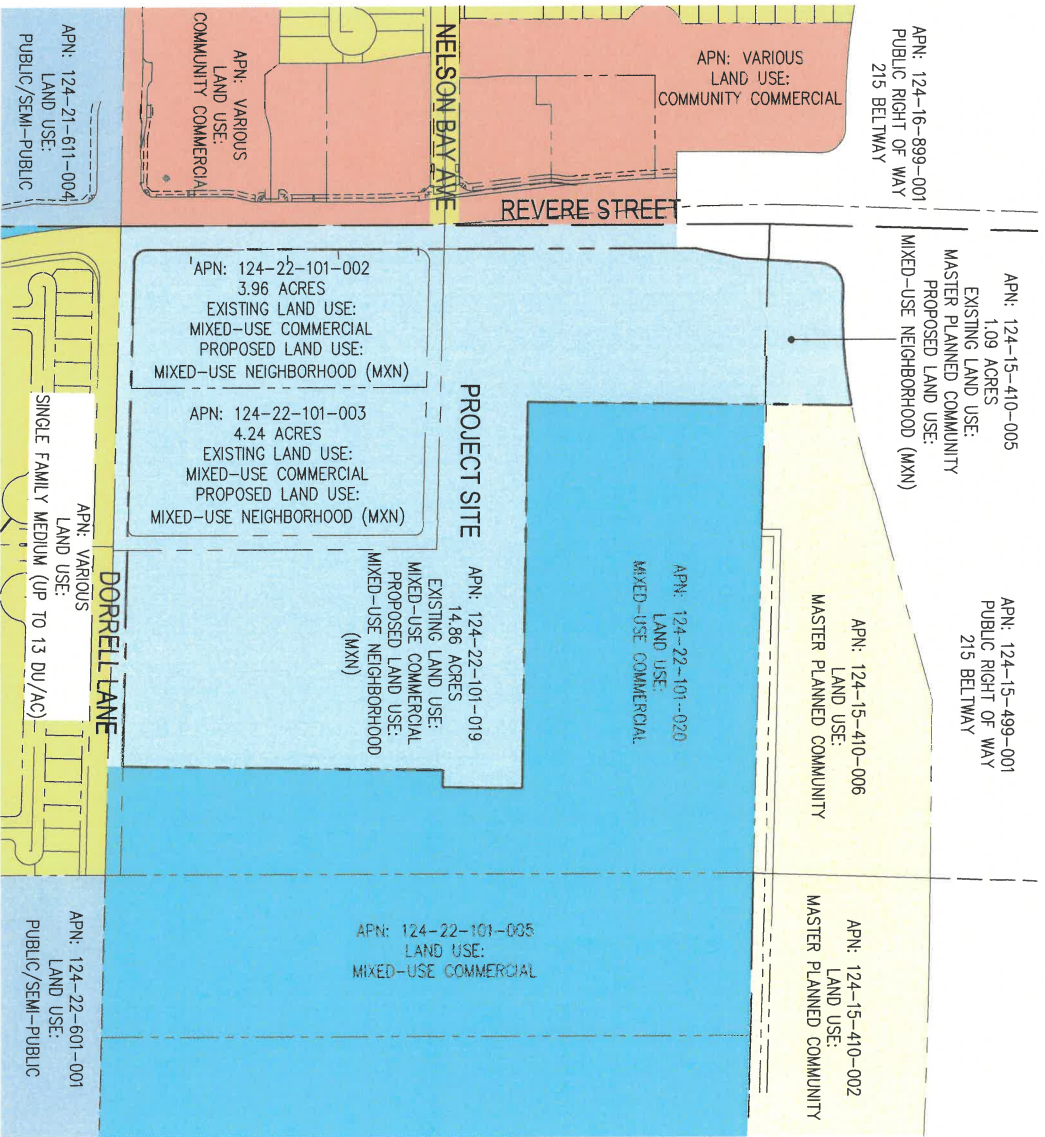
DATE: 3/24/2025
SCALE: 1"=250'
PROJECT #: 01V2503



REVERE & CC 215
CITY OF NORTH LAS VEGAS, NV

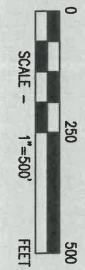
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APN: 124-22-101-003	4.24 ACRES	
TOTAL:	24.15 ACRES	

LEGEND	
	PUBLIC/SEMI-PUBLIC
	SINGLE FAMILY MEDIUM (UP TO 13 DU/AC)
	COMMUNITY COMMERCIAL
	MIXED-USE COMMERCIAL
	MASTER PLANNED COMMUNITY
	MIXED-USE NEIGHBORHOOD
	PROJECT SITE BOUNDARY



Westwood
Westwood Professional Services, Inc.
Phone: (702) 284-5300
westwoodpa.com
5728 W. Badora Ave., STE: 100
Las Vegas, NV 89118

PROPOSED LAND USE



DATE: 3/24/2025
SCALE: 1"=250'
PROJECT #: 01Y2503



March 10, 2025 Neighborhood Meeting Summary

On March 10, 2025, the applicant conducted the required neighborhood meeting at Aliante Casino. Approximately 15 neighbors attended the meeting. In addition, Councilman Cherchio and Commissioner Vega attended the meeting.

The neighbors expressed concerns about: (1) timing for signal at Dorrell & Revere; (2) traffic congestion and conflicts along Dorrell; (3) the convenience store and fuel pumps.

The neighbors seemed to understand that the property was already zoned for commercial.

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.

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



100	101	102
125	124	123
138	139	140

Scale: 1" = 200'

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

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



Briana Johnson - Assessor



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

BOOK

T19S R61E

SEC.

22

MAP

N 2 NW 4

124-22-1

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

SUB BOUNDARY

ROAD EASEMENT

MATCH / LEADER LINE

HISTORIC LOT LINE

HISTORIC SUB BOUNDARY

HISTORIC PM/D BOUNDARY

SECTION LINE

CONDOMINIUM UNIT

AIR SPACE PCL

RIGHT OF WAY PCL

SUB-SURFACE PCL

001 ROAD PARCEL NUMBER

001 PARCEL NUMBER

1.00 ACREAGE

202 PARCEL, SUBSEQ NUMBER

PB 2445 PLAY RECORDING NUMBER

5 LOT NUMBER

5 LOT NUMBER

5 LOT NUMBER

Scale: 1" = 200'

REV: 12/19/2024

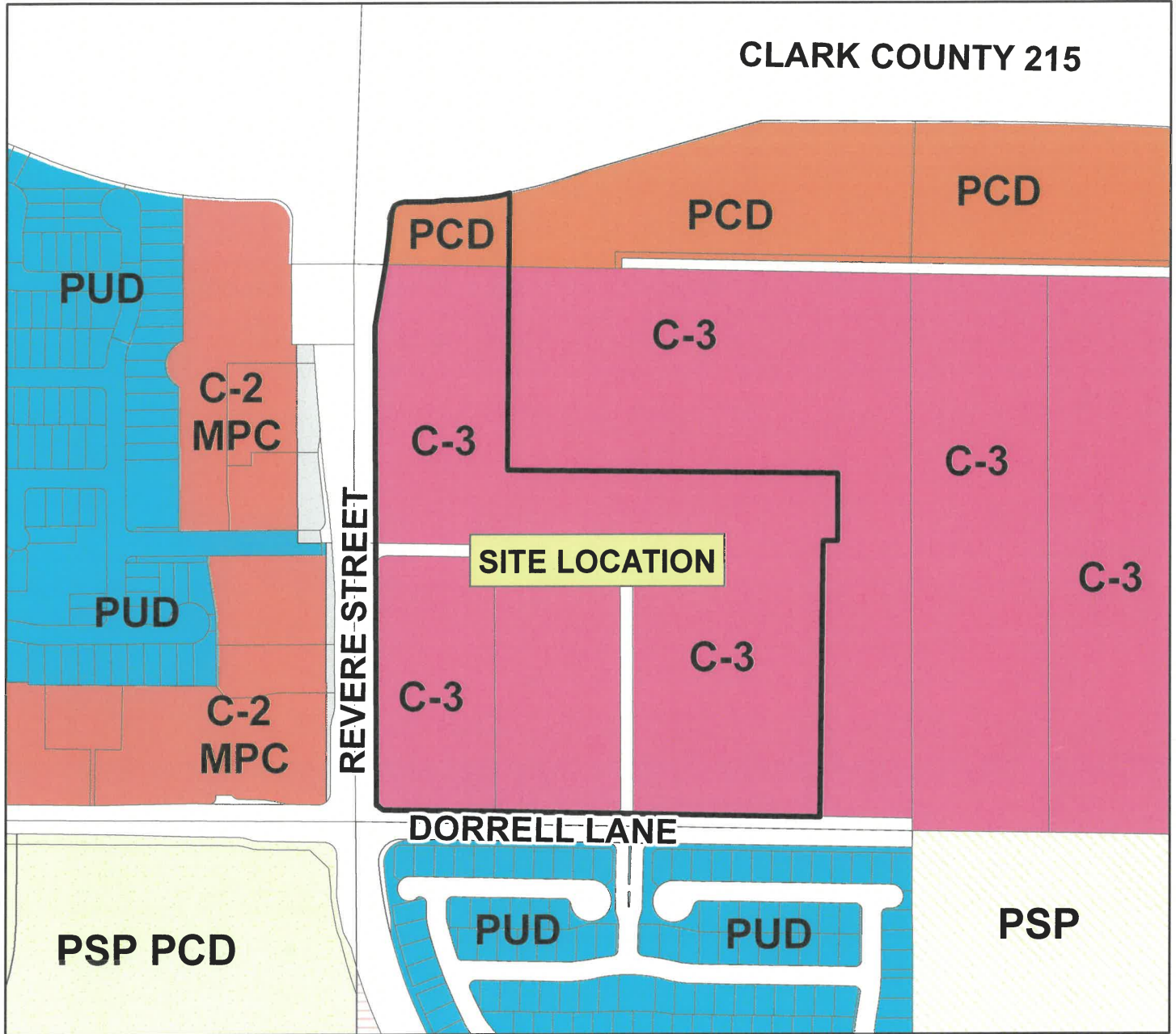
CLARK COUNTY

ROAD & AREA



THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: Olympia Companies
Application Type: Property Reclassification
Request: From PCD, Planned Community Development District,
and C-3, General Service Commercial District, to a C-2, General Commercial District.
Project Info: Northeast Corner of Revere Street and Dorrell Lane
Case Number: ZN-03-2025

4/09/2025

