

CITY OF NORTH LAS VEGAS INTEROFFICE MEMORANDUM

To: Duane McNelly, Principal Planner, Land Development & Community Services
From: Jimmy Love, Major Projects Coordinator, Department of Public Works
Subject: ZN-14-2023 **Lake Mead & Englestad Microbusiness**
Date: November 30, 2023

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.
3. Clark County Regional Flood Control District (CCRFCD) concurrence with the results of the drainage study is required prior to approval of the civil improvement plans.
4. 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.
5. The size and number of driveways and their locations are subject to review and approval by the City Traffic Engineer and must meet the standards set forth in *North Las Vegas Municipal Code* section 17.24.040 and *Clark County Area Uniform Standard Drawing* number 222.1, including throat depths. Conformance may require modifications to the site plan.
6. The project shall provide a bus turnout and loading pad and shelters on Lake Mead in accordance with Uniform Standard Drawing 234.1 and 234.2.
7. The property owner is required to grant a roadway easement for commercial driveway(s).
8. The property owner is required to grant a sidewalk easement for sidewalk located on private property when that sidewalk is providing public access adjacent to the right-of-way, if applicable.
9. If the parcel is intended to be subdivided, all mapping shall be in compliance with NRS Chapter 278 and the City of North Las Vegas Municipal Code, and associated Master Plans in effect at the time of subdivision and/or parcel map approval.
10. 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*.

ZN-14-2023 **Lake Mead & Englestad Microbusiness**

Page 2

November 30, 2023

- 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>.

Jimmy Love, Major Projects Coordinator
Department of Public Works



November 22, 2023

Land Development & Community Services
2250 Las Vegas Boulevard
North Las Vegas, NV 89030

Re: Lake Mead & Englestad Microbusiness Park
Clark County Real Property Management
500 S. Grand Central Parkway, 4th Floor
Las Vegas, NV., 89155
APN 139-22-201-005

Melvin Green
Principal

Letter of Intent

To Whom it May Concern:

On behalf of our clients, Clark County Real Property Management and Brinshore Development LLC, KME Architects LLC is pleased to submit these applications for a Comprehensive Plan Amendment (AMP) Land Use and Property Reclassification (ZN) from C-1 Neighborhood Commercial District to MUD-N, Mixed-Use Development – Neighborhood for a mixed-use project consisting of retail (18,900 s.f.) and residential (79,088 s.f.).

The project will be located on the North side of Lake Mead Blvd. and approximately 200' West of Englestad Street on a 4.92-acre parcel in the City of North Las Vegas, Nevada (CNLV). The site is bounded by undeveloped property to the North, non-profit facilities (Nevada Partners and Culinary Academy of Las Vegas) to the west, Lake Mead Blvd. to the south, and single-family residential homes to the east. The current zoning for the site is C-1 (Neighborhood Commercial). The proposed zoning for the site is MUD-N, Mixed-Use Development – Neighborhood. The County's vision is to develop retail, offices, maker spaces, an outdoor plaza, and affordable housing on the parcel.

The retail building's first floor will consist of a lobby, retail spaces for lease, elevators, and public restrooms. The second floor will include an adult learning suite, partnering offices, maker spaces, technology space, staff offices and restrooms.

Civic Plaza Location Justification:

An 11,000 s.f. Civic Plaza is proposed for the retail development and apartment homes. The Civic Plaza will face Lake Mead Blvd and provide a pedestrian-friendly entrance that will draw customers into the retail portion of the commercial building. The space will also act as a catalyst for social interaction and economic development, by encouraging the public to come together to share ideas, build relationships, and work together.

Architecture | Planning | Sustainability



The Civic Plaza location facing Lake Mead Blvd is critical to attaining these goals. This location will not only provide an inviting and attractive public space for the residents to gather and connect with their community, but it will also provide greater visibility to showcase the front facade and provide maximum presence for retail businesses. Having a vibrant active plaza on Lake Mead will ensure the success of the entrepreneurial and local nature of the commercial building.

*Melvin Green
Principal*

The plaza will be a gathering place for the residents of the apartment homes and the residents of the surrounding neighborhood by providing a safe venue for community engagement, markets, art exhibitions, live entertainment, and other community supported events. For instance, a farmer's market is an ideal way to support local farmers and similar community businesses. As such, civic plazas create avenues for economic growth.

*Emanuele Arguelles
Principal*

Finally, the design and location of the Civic Plaza will attract tourists, businesses, and developers to invest in the local community. The proposed Civic Plaza will offer amenities such as shade canopies, seating, and lighting.

The current design and orientation ensure that public activity in the plaza is directed towards Lake Mead Blvd instead of the more private residential neighborhoods. Visually appealing sound barriers and extensive landscaping will provide a buffer to our easterly neighbors and will help to create a sense of place and enclosure while belonging to the public realm.

Parking will consist of approximately 200 parking spaces in total, including 10 handicapped accessible spaces. 133 parking spaces would be dedicated to residential uses and 43 parking spaces would be dedicated to commercial uses. The remaining 24 parking spaces would be shared between the two uses, thereby satisfying the parking requirements for each use. The proposed 24 shared parking spaces represent 36% of the commercial parking requirement and 15% of the residential parking requirement. The sharing of parking between the commercial and residential uses can be viable because many of the commercial spaces would be vacant after business hours; and during business hours, many of the residential parking would likely be vacant as those residents would be away at work. As such, the project hereby submits a Shared Parking Request in accordance with the provisions of NLVMC Sec. 17.24.040.J.3. In addition to vehicle parking, 1 loading space would be provided for commercial uses and the project would satisfy the required bicycle parking. Fire apparatus access lanes have also been accommodated on-site. An Emergency Vehicle Access (EVA) gate will be provided on the North driveway on the west property line.

A Parcel Map will be prepared and processed in lieu of a Commercial Subdivision Map.

Landscaping will adhere to the Task Force meeting landscape comments dated October 17, 2023.



The project will follow the guidelines of Title 17 and all amendments and includes a palette of earth tone, and neutral colors, accentuated with vibrant accent colors on both the two-story retail building and residential buildings. Each building will incorporate a variation in the massing of facades and changes in the roof line to create a design of visual interest. The proposed development is consistent with a harmonious grouping of houses, circulation, and open areas and is designed to be safe and efficient in a convenient urban area development. The proposed MUD-N, Mixed-Use Development – Neighborhood is tailored as infill development in the surrounding mature neighborhood and promotes neighborhood preservation and enhancement through the development of underutilized areas.

Melvin Green
Principal

Thank you for your time and consideration.

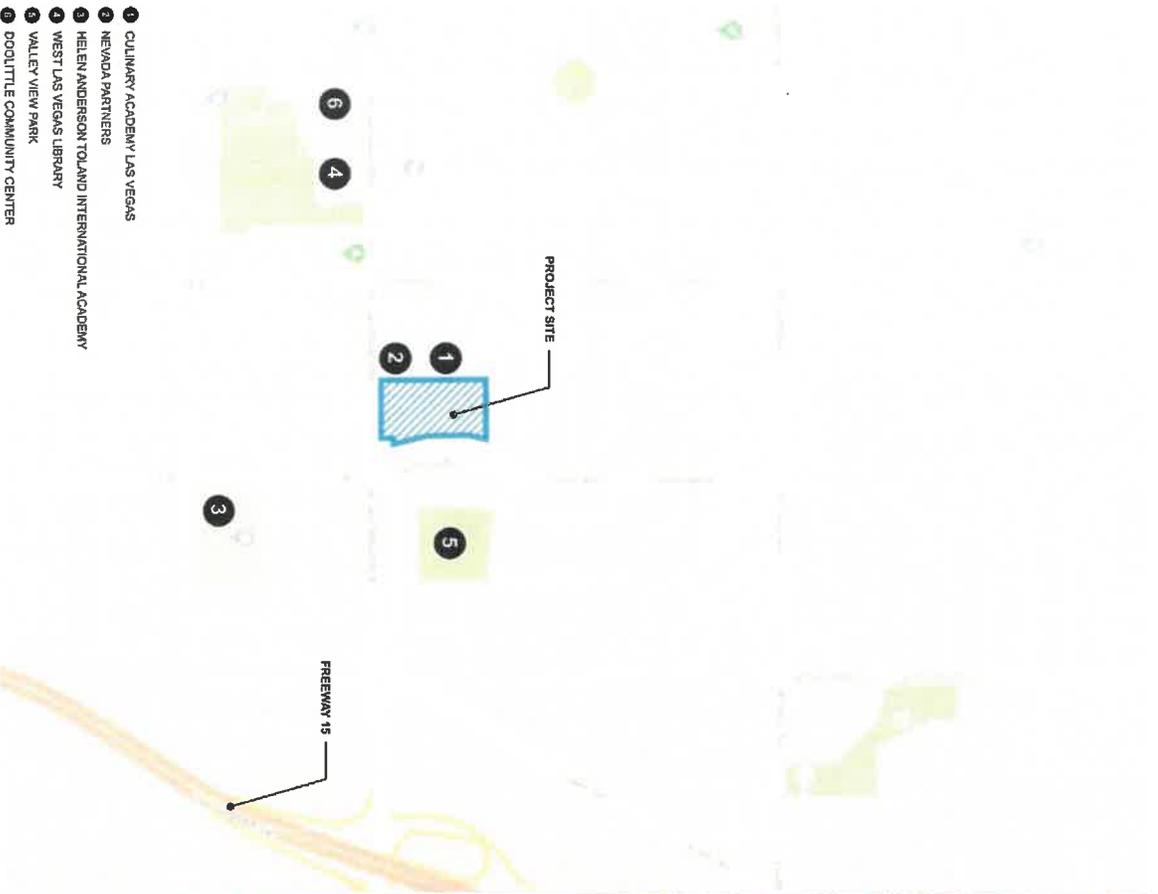
Please contact me with any questions you may have regarding this project.

Sincerely,

A handwritten signature in black ink, appearing to read 'Melvin Green', with a stylized flourish extending to the right.

Melvin Green, NCARB, APEC, NOMA
Principal

Emanuele Arguelles
Principal



- 1 CULINARY ACADEMY LAS VEGAS
- 2 NEVADA PARTNERS
- 3 HELEN ANDERSON TOLAND INTERNATIONAL ACADEMY
- 4 WEST LAS VEGAS LIBRARY
- 5 VALLEY VIEW PARK
- 6 DOOLITTLE COMMUNITY CENTER

BRUNNHOJ
 Brinkers Development, LLC
 1603 Orrington Avenue
 Evanston, IL 60201

kme
 ARCHITECTURE
 5195 S. Durango Drive
 Ste. 103
 Las Vegas, NV 89113

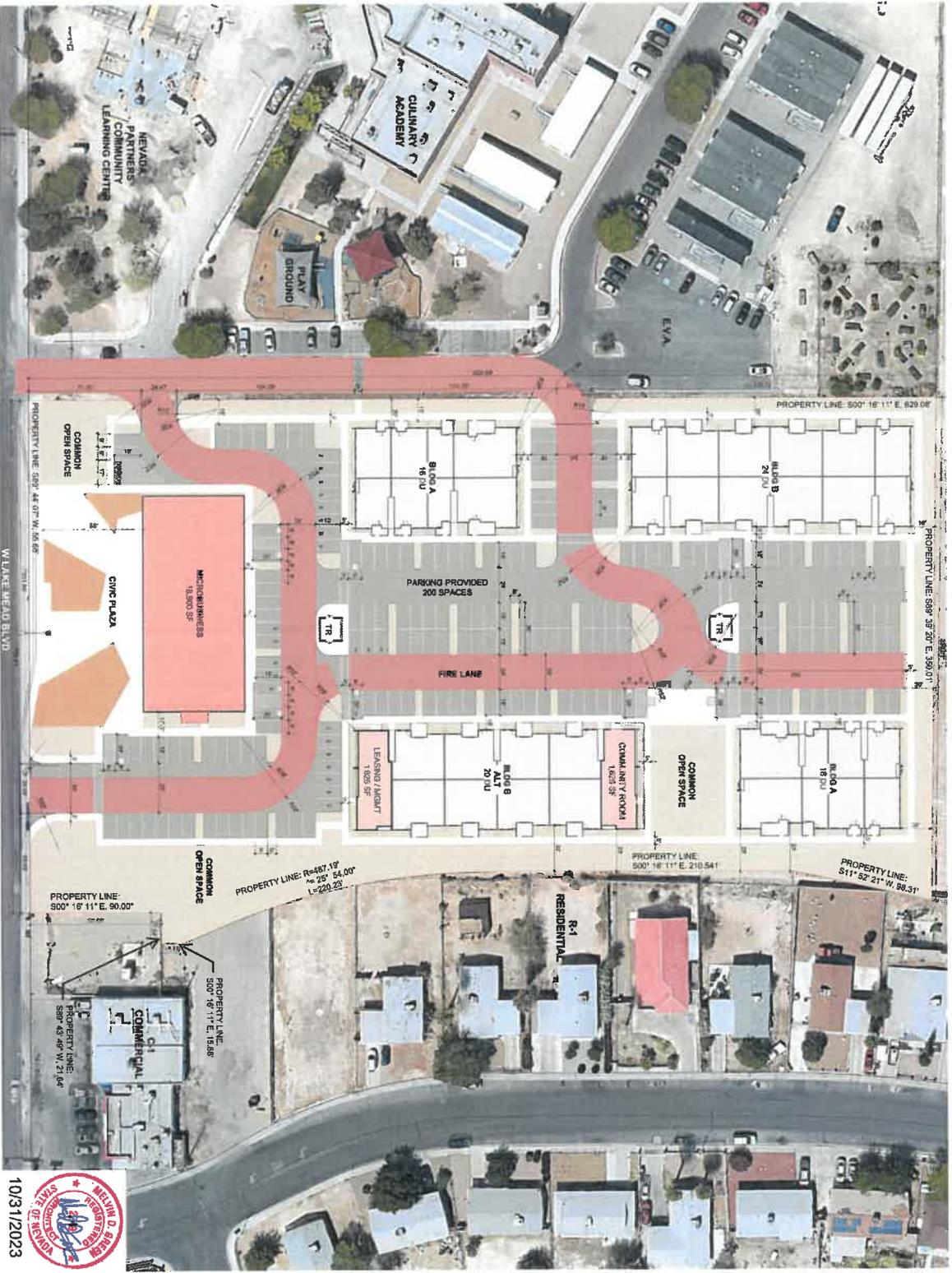
ktgy
 Architecture + Planning
 888.458.5849
 ktgy.com

Lake Mead Mixed Use
 NORTH LAS VEGAS, NEVADA

CONCEPT DESIGN
 OCTOBER 27, 2023



SITE CONTEXT
 MARGENT
A-0-1



10/31/2023



PROJECT SUMMARY			
PROPOSED ZONING	MID-DN		
SITE AREA (AC)	4.92		
AFFORDABLE HOUSING UNITS (AHU)	76		
DENSITY (DU/AC)	15.4		
BUILDING HEIGHTS	2 STORIES, 32'		
RESIDENTIAL FLOOR AREA (SF)	79,088		
COMMERCIAL FLOOR AREA (SF)	18,900		
TOTAL GROSS FLOOR AREA (SF)	97,988		
UNIT MIX			
UNIT TYPE	DU	BTYTES	AREA, SQFT
PH2.1 STUDIO/A	2		550
PH2.1 STUDIO/B	2		513
PH2.1 STUDIO/C	2		522
PH2.1 STUDIO/D	2		598
PH2.1 STUDIO/E	2		598
PH2.1 STUDIO/F	2		598
PH2.1 STUDIO/G	2		598
PH2.1 STUDIO/H	2		598
PH2.1 STUDIO/I	2		598
PH2.1 STUDIO/J	2		598
PH2.1 STUDIO/K	2		598
PH2.1 STUDIO/L	2		598
PH2.1 STUDIO/M	2		598
PH2.1 STUDIO/N	2		598
PH2.1 STUDIO/O	2		598
PH2.1 STUDIO/P	2		598
PH2.1 STUDIO/Q	2		598
PH2.1 STUDIO/R	2		598
PH2.1 STUDIO/S	2		598
PH2.1 STUDIO/T	2		598
PH2.1 STUDIO/U	2		598
PH2.1 STUDIO/V	2		598
PH2.1 STUDIO/W	2		598
PH2.1 STUDIO/X	2		598
PH2.1 STUDIO/Y	2		598
PH2.1 STUDIO/Z	2		598
TOTALS	76		72,420
RESIDENTIAL FLOOR AREA			
LEVEL 1(SF)	7,390	12,813	
LEVEL 2(SF)		6,998	12,323
SUBTOTAL	14,388	25,156	
NUMBER OF BLDGS	2	2	
FLOOR AREA BY BLDG TYPE (SF)	28,778	60,312	
RESIDENTIAL FLOOR AREA (SF)	79,088		
PARKING SUMMARY			
RESIDENTIAL PARKING REQUIRED		RATIO	SPACES
STUDIO UNITS	8	1.5	12
1 BEDROOM UNITS	28	1.5	42
2 BEDROOM UNITS	32	2.0	64
3 BEDROOM UNITS	8	2.5	20
SUBTOTAL RESIDENT PARKING			138
GUEST PARKING	76	0.25	19
TOTAL RESIDENTIAL PARKING REQUIRED			157
RESIDENTIAL STALLS PROVIDED			129
STANDARD 9' X 18'			4
SHARED RESID.COMM. 9' X 18' (2 ADA)			24
TOTAL RESIDENTIAL PARKING PROVIDED			157
COMMERCIAL PARKING REQUIRED		RATIO	SPACES
RETAIL	7,890 SF	1/1000 SF	26
OFFICE	11,000 SF	4/1000 SF	41
TOTAL COMMERCIAL PARKING REQUIRED			67
COMMERCIAL STALLS PROVIDED			39
STANDARD 9' X 18'			39
ACCESSIBLE 9' X 18'			0
SHARED RESID.COMM. 9' X 18' (2 ADA)			24
TOTAL COMMERCIAL PARKING PROVIDED			67
TOTAL PARKING PROVIDED			220

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Brinkers Development, LLC
1600 Overton Avenue
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Lake Mead Mixed Use
NORTH LAS VEGAS, NEVADA

CONCEPT DESIGN
OCTOBER 27, 2023



SITE PLAN
AND PROJECT DATA
A-1-0

DEVELOPMENT STANDARDS	REQUIRED	PROPOSED
BUILDING HEIGHT	18' O.D.M.C.	15.4' O.D.M.C.
NUMBER OF STORES (MIN. - MAX)	2 - 5 STORES	2 STORES
HEIGHT IN FEET (MAX)	35'	28' RES, 32' COM
SETBACKS		
FROM PERIMETER PL. TO BUILDINGS	20'	15'
FROM PERIMETER PL. TO STREETS / DRIVE AWAYS	10'	18'
FROM FRONT WING PERIMETER PRIORITY AREAS	15' - 25'	20'
PRIVATE COMMON OPEN SPACE	500 SF/OU	
CIVIC PLAZA (NEIGHBORHOOD NODE)	11,100	
COMMUNITY COMMON AREA - SE	8,300	
COMMUNITY COMMON AREA - SW	2,000	
RESIDENTIAL COMMON AREA	5,600	
INDOOR AMENITIES		
TOTAL SQ. FT. UNITS	22,200	28,635
PRIVATE OPEN SPACE	40 SF/OU	
TOTAL FOR 78 UNITS	3,040	6,630
BIKE PARKING		
MULTI-FAMILY @ 0.85 BEDROOM X 1/4 BEDROOMS	7	7
COMMERCIAL @ 1/8,000 SF X 18,900 SF	10	10

CIVIC PLAZA:

- SPACE FOR COMMUNITY ENGAGEMENT
- FARMER'S MARKETS
- FAIRS AND EXHIBITIONS
- SPECIAL PERFORMANCES AND EVENTS
- RAISED PLANTERS
- SHELTERED BUS STOP
- BIKE PARKING



NEW PARTNER COMMUNITY EARNING EN
CIVIC PLAZA



RESIDENTIAL COMMON AREA

- RESIDENTIAL COMMON AREA:**
- MEANDERING DESERT GARDEN
 - ENHANCED PERVIOUS PAVING
 - BENCH SEATING
 - CONNECTS TO PERIMETER PATH
 - OPEN TO COMMUNITY ROOM



INDOOR AMENITY

- LEASING / MANAGEMENT OFFICE:**
- WELCOMING FRONT DOOR OF COMMUNITY
 - LOBBY LOUNGE
 - COMPUTER ROOM
 - ON-SITE RESIDENT SERVICES



COMMUNITY COMMON AREA

- COMMUNITY COMMON AREA:**
- DESERT LANDSCAPE
 - MEANDERING PATHWAYS
 - SHADE STRUCTURES
 - PICNIC AND BBQ AREAS
 - SEATING AND GATHERING AREAS
 - CULTURAL PLAY SPACE

BEACHSHORE
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1500 Omeriga Avenue
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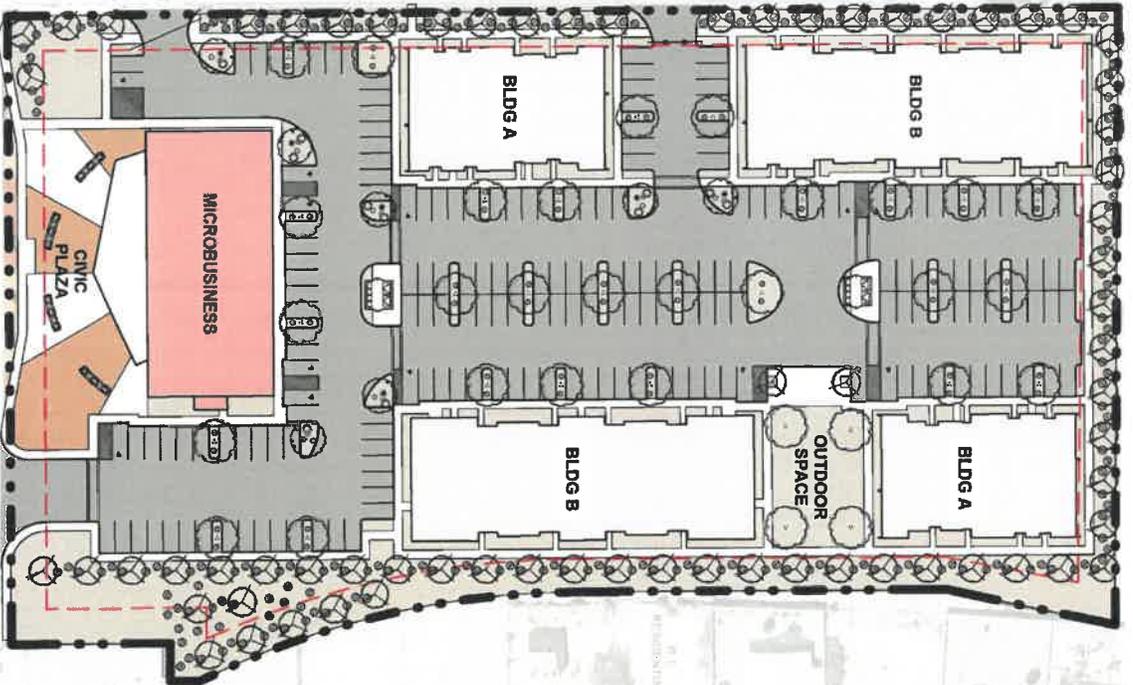
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Lake Mead Mixed Use
NORTH LAS VEGAS, NEVADA

CONCEPT DESIGN
OCTOBER 27, 2023



SITE PLAN
ILLUSTRATIVE
A 1-1



NEW PARTNER ADMINIT. TRAINING CENT.
 U. AIR CENTER
 T. C. COMMERCIA



10/31/2023

- GENERAL NOTES**
1. ALL REQUIRED LANDSCAPING PROVIDED WILL BE A MINIMUM GROUND COVERAGE AREA OF FIFTY (50) PERCENT, EXCLUDING TREES, WITHIN TWO YEARS OF PLANTING.
 2. NON-VEGETATIVE GROUNDCOVERS WILL COVER THE GROUND SURFACE UNDER LANDSCAPED AREAS. MATERIALS WILL INCLUDE, BUT ARE NOT LIMITED TO, ROCKS AND SMALL STONES, CRUSHED ROCKS, CONCRETE AND BARK. AREAS COVERED BY SUCH NON-VEGETATIVE GROUNDCOVERS WILL BE BROKEN UP AS MUCH AS POSSIBLE BY LIVING PLANT MATERIALS.
 3. LANDSCAPE WILL BE DESIGNED TO PROVIDE SUBSTANTIAL BENEFIT TO THE GENERAL PUBLIC AS WELL AS TO THE SITE ITSELF.
 4. LANDSCAPED AREAS WILL BE IRRIGATED AS NECESSARY TO MAINTAIN REQUIRED PLANT MATERIALS IN GOOD AND HEALTHY CONDITION.

TREES	PLANT SCHEDULE	BOTANICAL / COMMON NAME
	DALBERGIA	SISSOO
	ROSEWOOD	
	CHILOPSIS LINEARIS	DESERT WILLOW
	VITEX AGNUS-CASTUS	CHASTE TREE
SHRUBS	BOTANICAL / COMMON NAME	
	CALLIANDRA CALIFORNICA	RED BAYLA FAIRY DUSTER
	SENNA ARTEMISIODES	FEATHERY SENNA
	BOUTELOUA GRACILIS	BLONDE AMBITION BLUE GRAMA
	HESPERALOE X FUNIFERA	LITTLE GIANT DWARF
	HESPERALOE	HESPERALOE

MINIHOPE
 Bristow Development, LLC
 1603 Ovington Avenue
 Henderson, IL 62501

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 5199 S. Durango Drive
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 Las Vegas, NV 89113

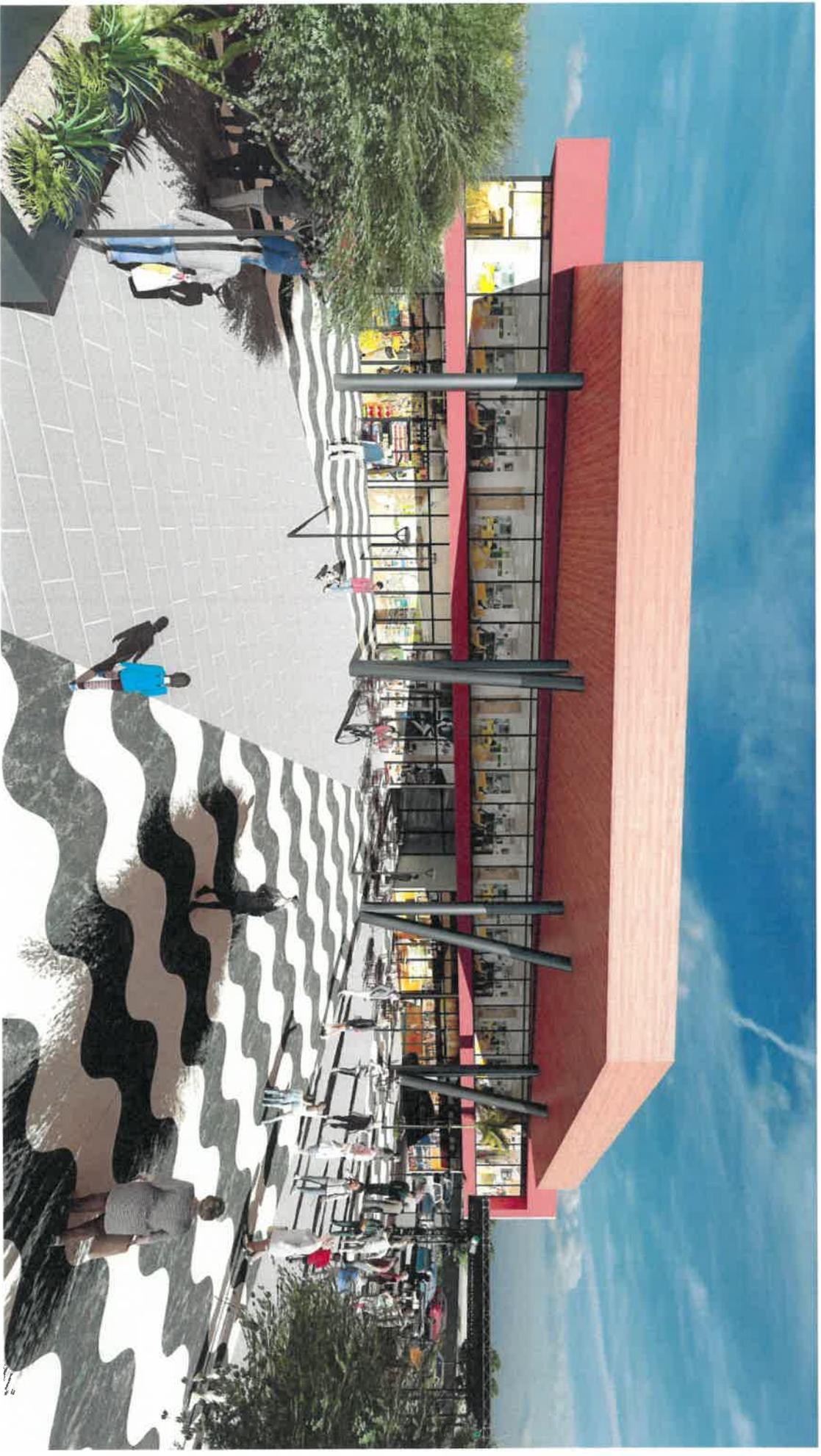
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Lake Mead Mixed Use
 NORTH LAS VEGAS, NEVADA

CONCEPT DESIGN
 OCTOBER 27 2023



LANDSCAPE PLANS
A1-1



BUNSHORE

Bunshore Development, LLC
 1500 Overton Avenue
 Evanston, IL 60201



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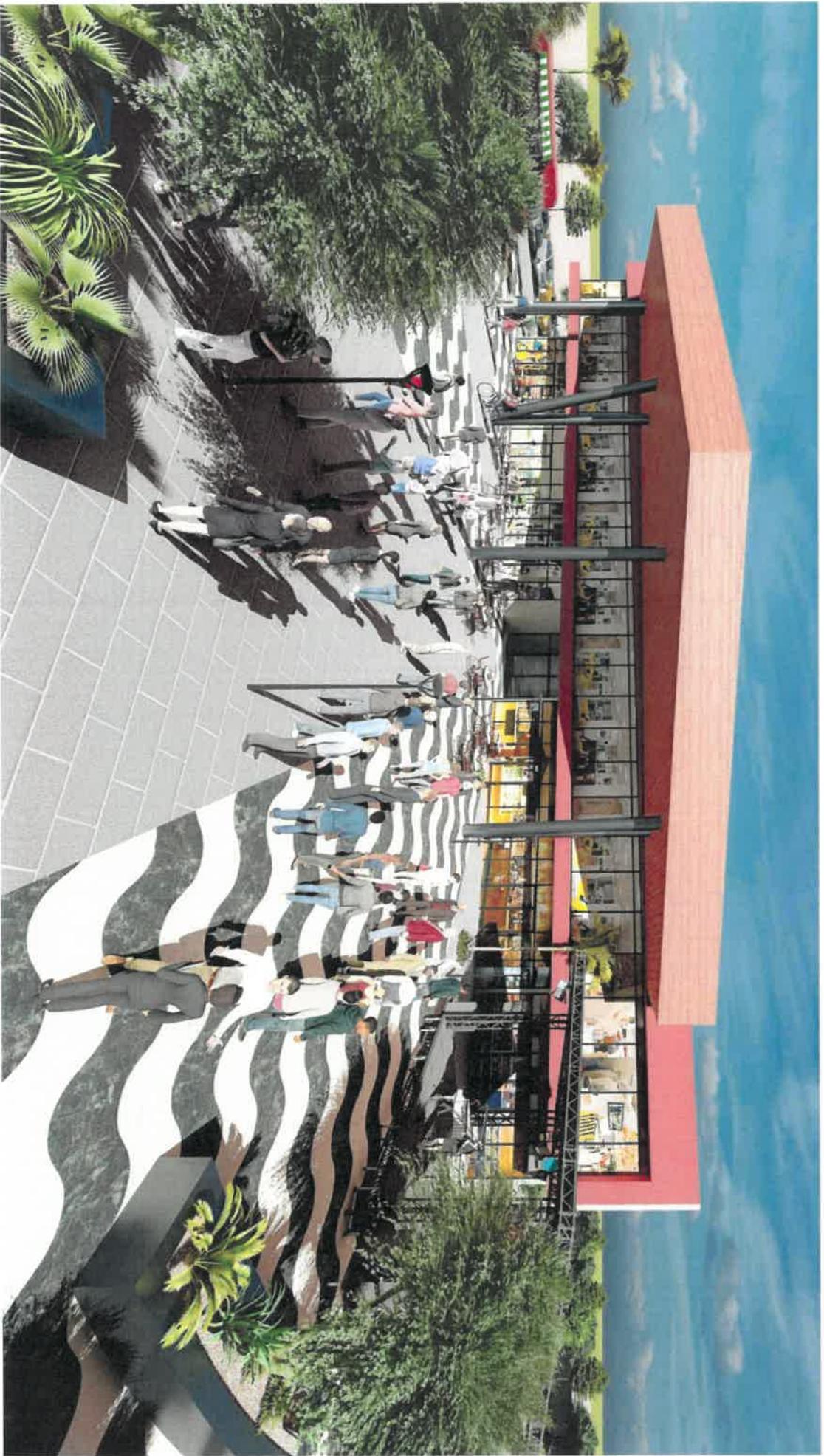
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Lake Mead Retail Building
 NORTH LAS VEGAS, NEVADA
 #2302486

CONCEPT DESIGN
 OCTOBER 27, 2023

PERSPECTIVE
 FRONT FACADE

A4-0



BURNSHORE

Burnshore Development, LLC
 1800 Orrington Avenue
 Evanston, IL 60201

kme
 ARCHITECTURE

5195 S. Durango Drive
 Ste. 103
 Las Vegas, NV 89113

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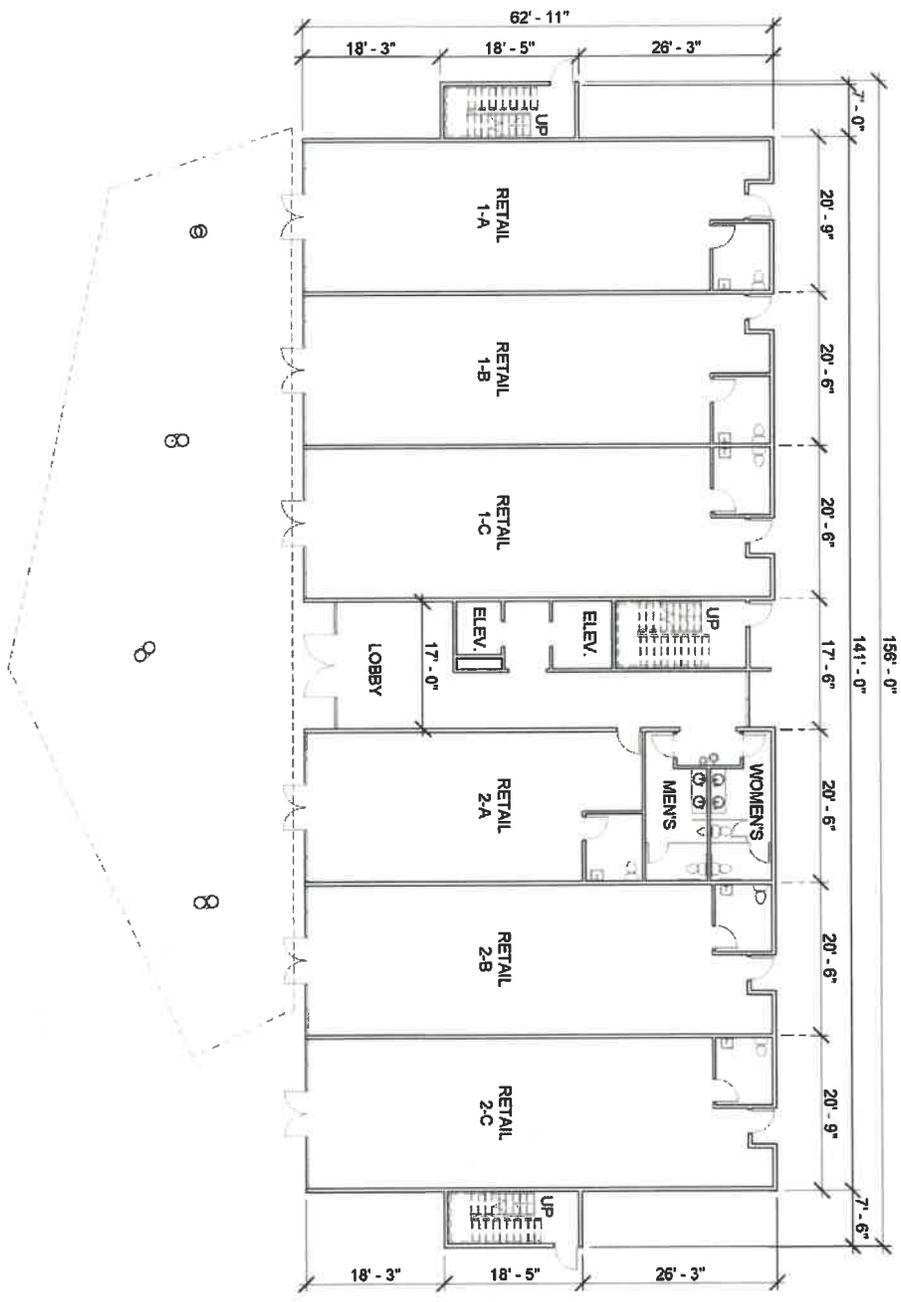
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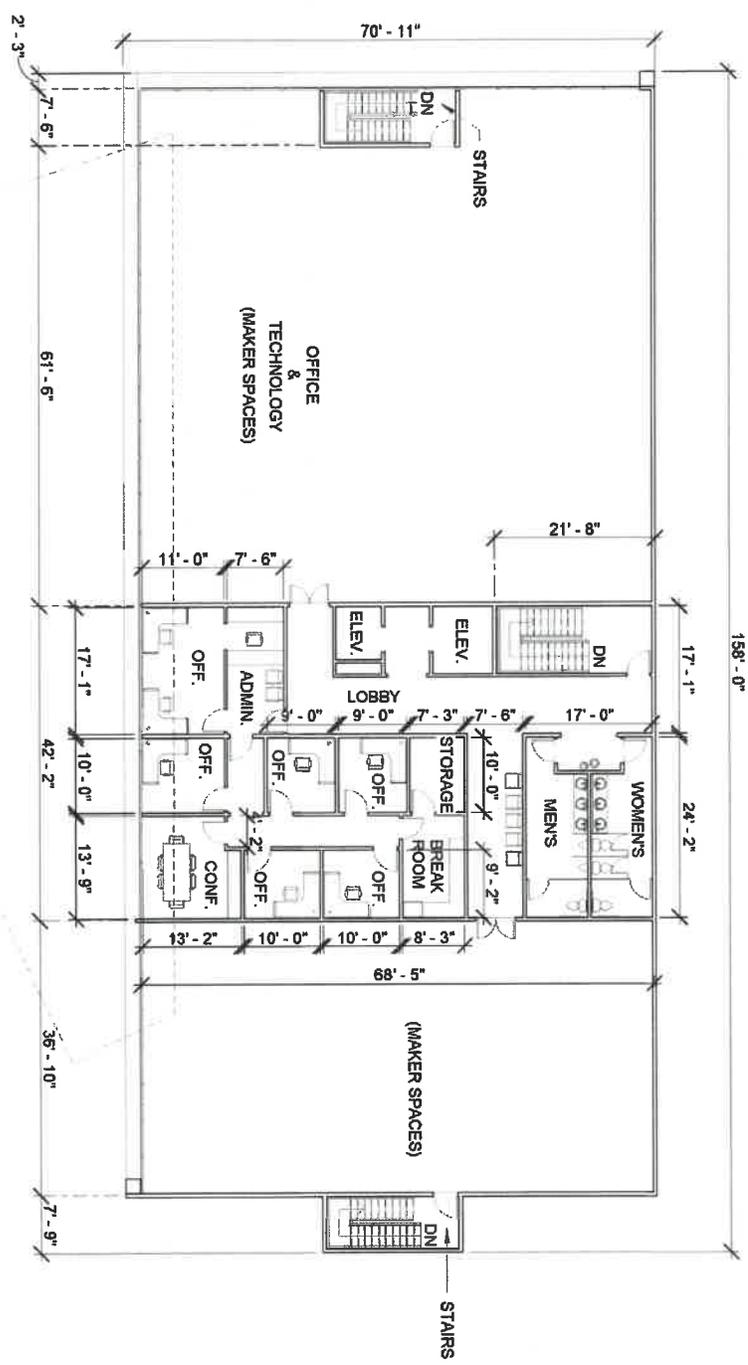
Lake Mead Retail Building
 NORTH LAS VEGAS, NEVADA 89034-0111

CONCEPT DESIGN
 OCTOBER 27, 2023

PERSPECTIVE
 FRONT FACADE

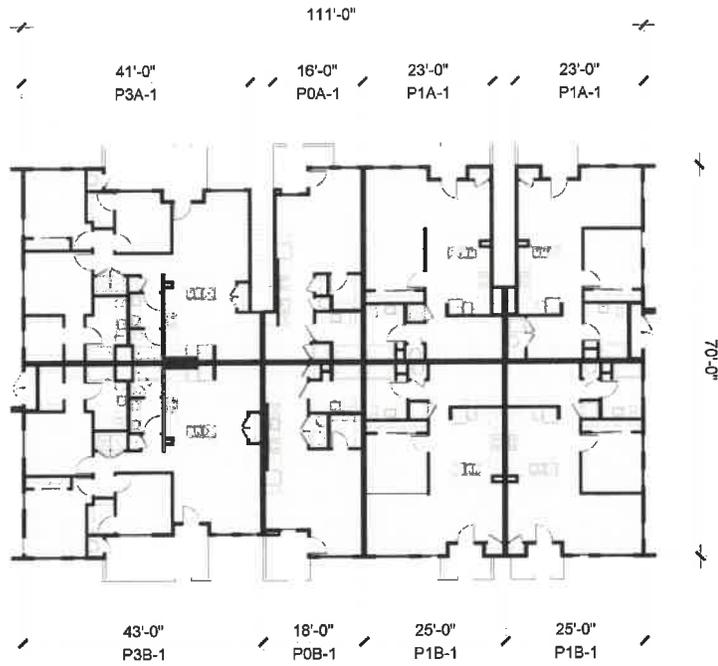
A4-1



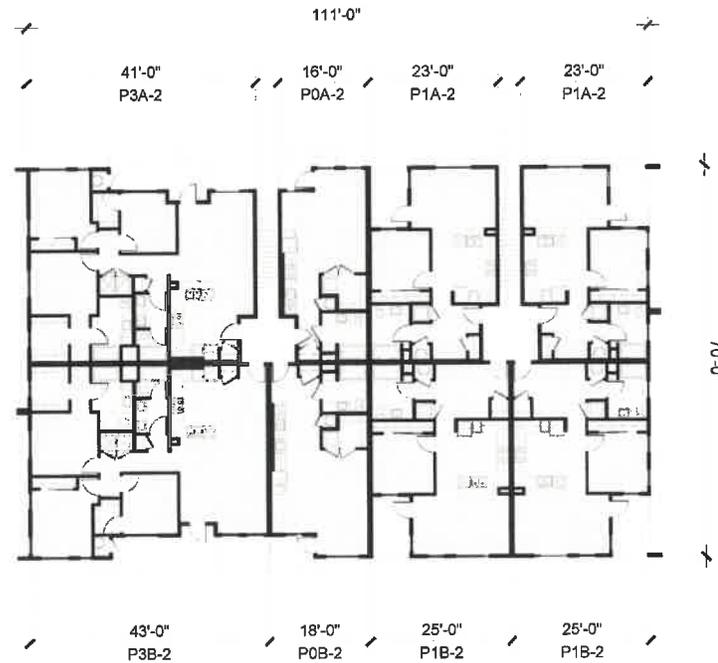




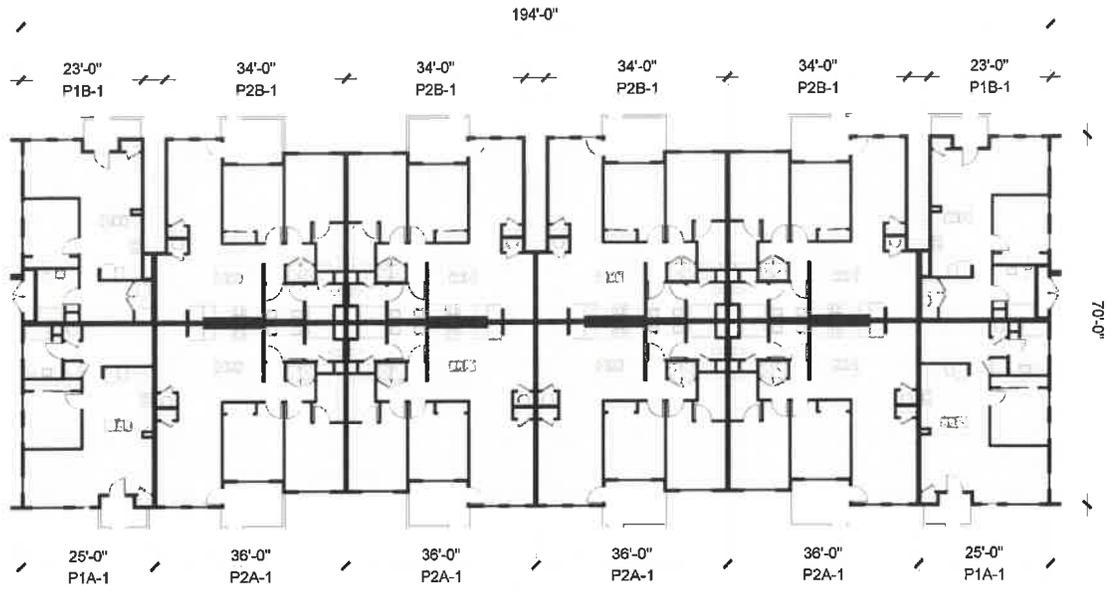
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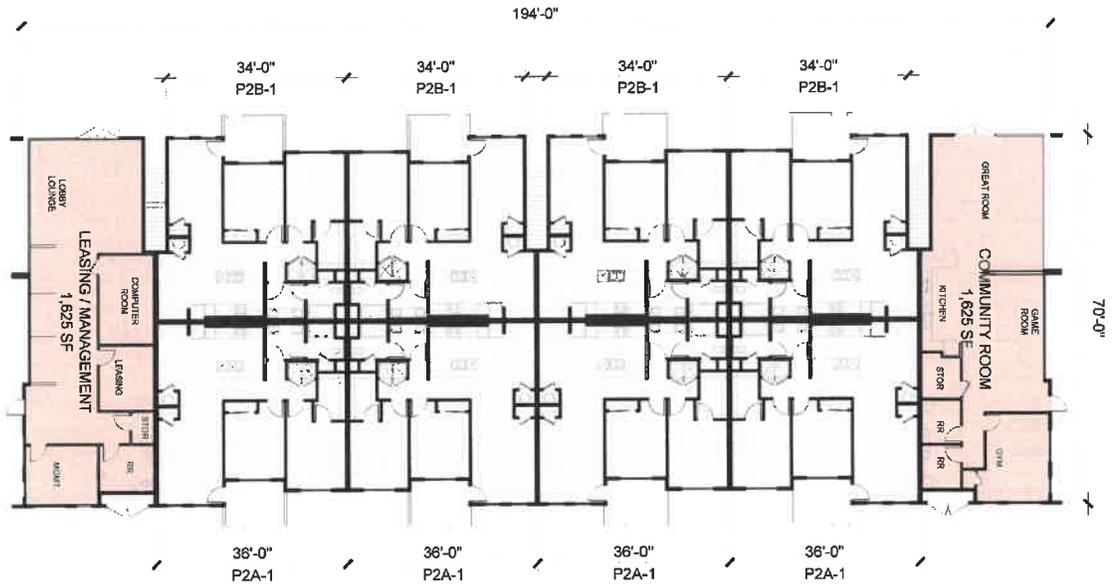
LEVEL 2



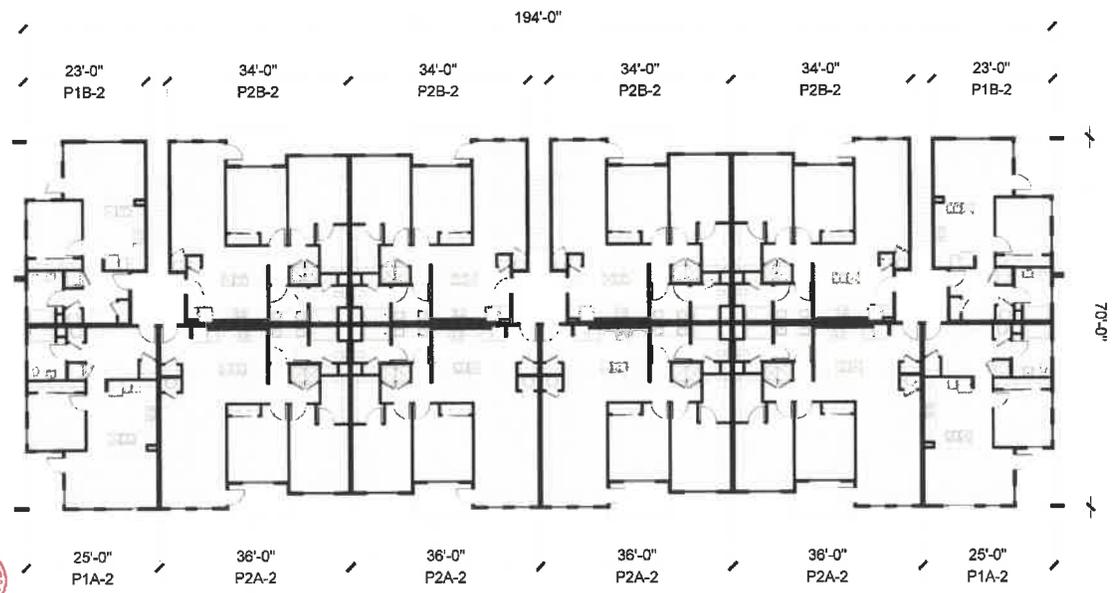
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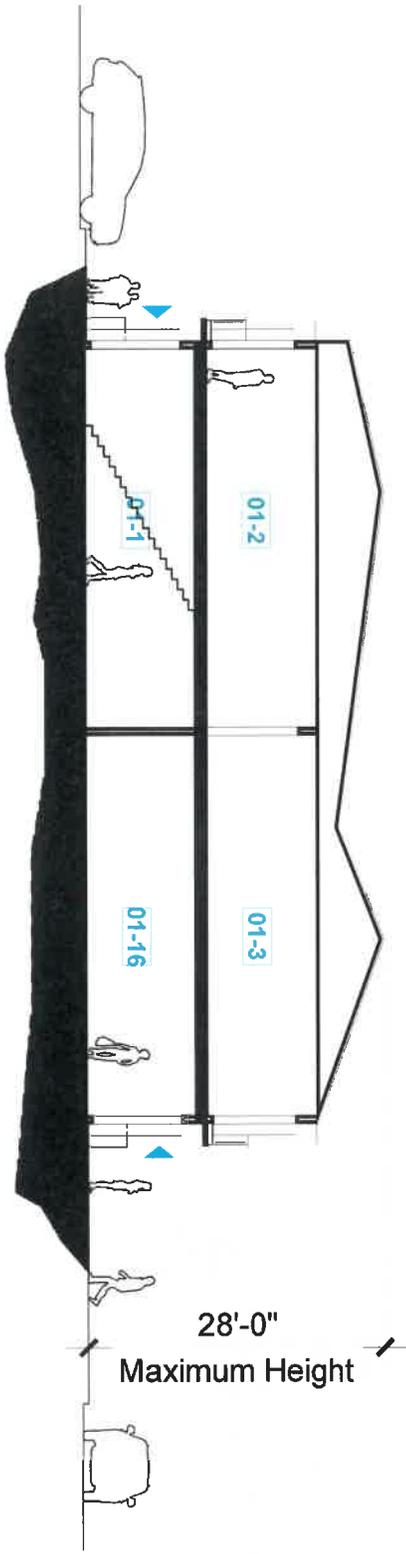
LEVEL 1 - ALT



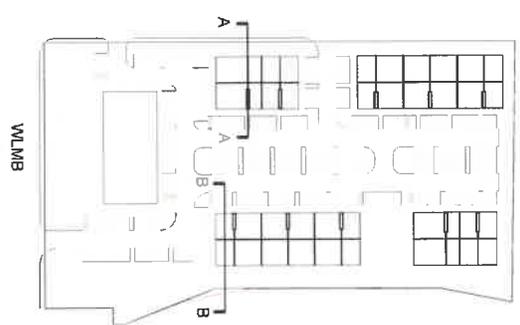
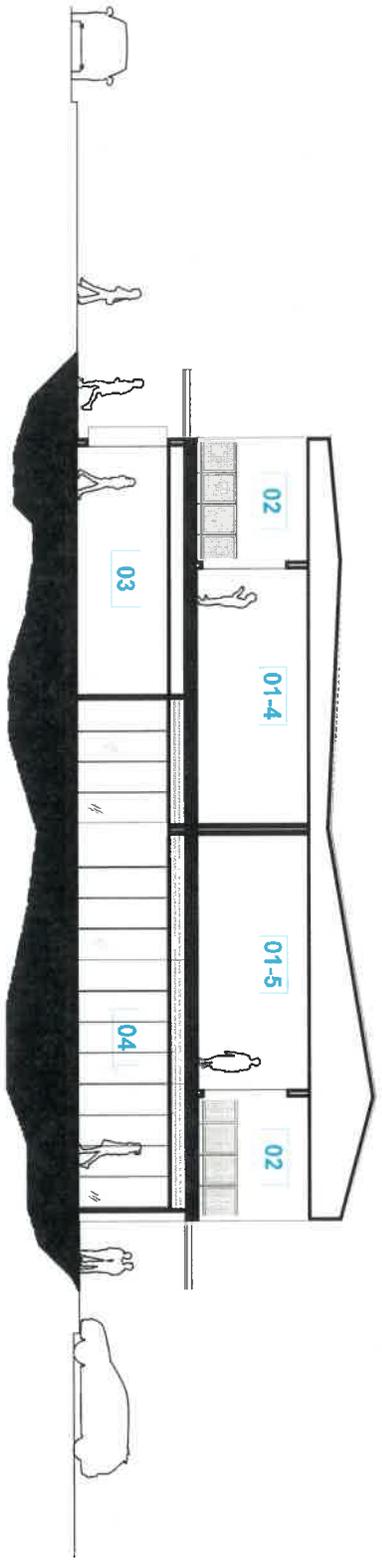
LEVEL 2



SECTION 'A-A'



SECTION 'B-B'



- CALLOUT LEGEND**
- 01 UNIT - ##
 - 02 DECK
 - 03 LEASING MANAGEMENT
 - 04



BUILDING SECTIONS
CROSS SECTIONS

A 5-0



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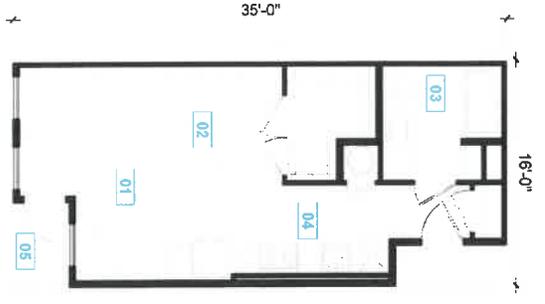
Lake Mead Affordable Housing
NORTH LAS VEGAS, NEVADA
#2023-0289

CONCEPT DESIGN
OCTOBER 27, 2023

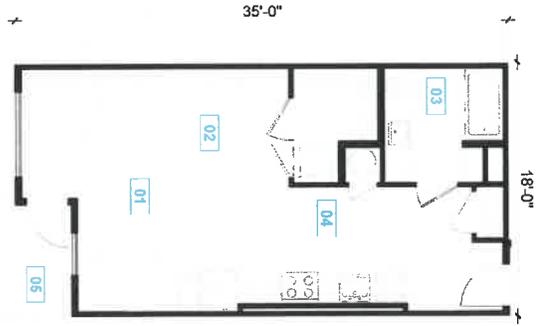


10/31/2023

PLAN O-A2
0 BEDROOM
1 BATH
513 SF



PLAN O-B2
0 BEDROOM
1 BATH
520 SF



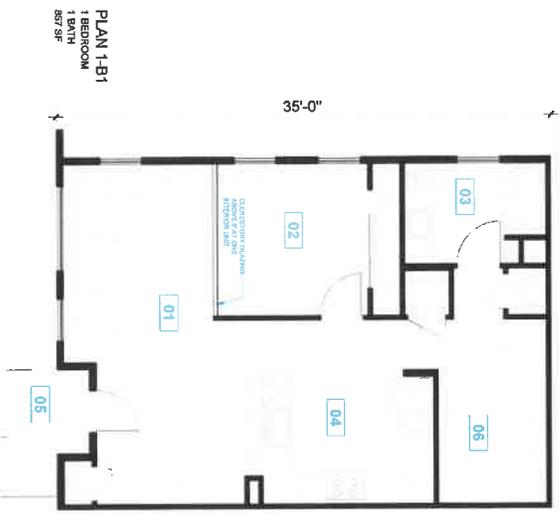
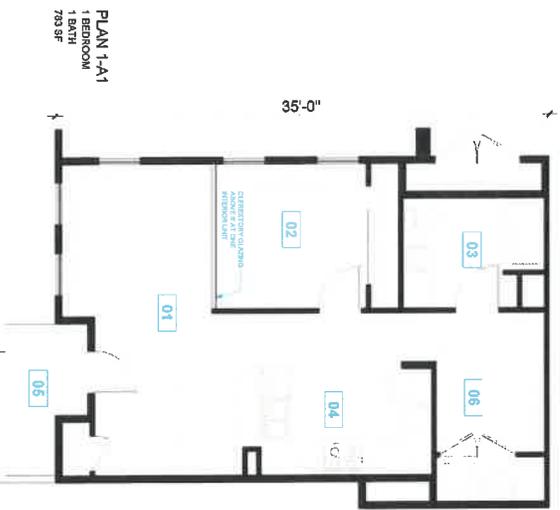
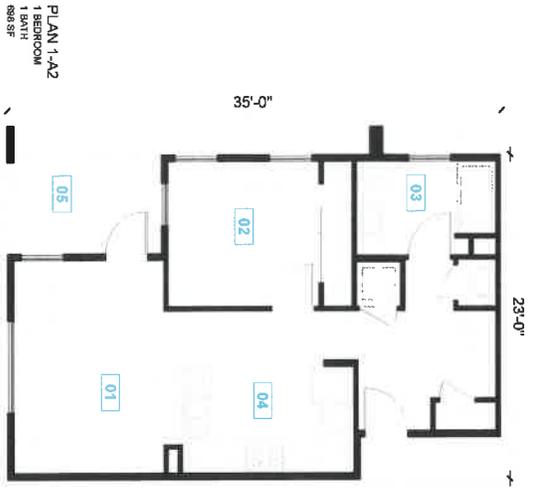
PLAN O-A1
0 BEDROOM
1 BATH
520 SF



PLAN O-B1
0 BEDROOM
1 BATH
523 SF



- CALLOUT LEGEND**
- 01 GREAT ROOM
 - 02 SLEEPING
 - 03 BATHROOM
 - 04 KITCHEN
 - 05 DECK/BALCONY
 - 06 DEN



- CALLOUT LEGEND**
- 01 GREAT ROOM
 - 02 SLEEPING
 - 03 BATHROOM
 - 04 KITCHEN
 - 05 DECK/BALCONY
 - 06 DEN



UNIT PLANS
ONE BEDROOM UNITS

A 6-1
10/21/2023

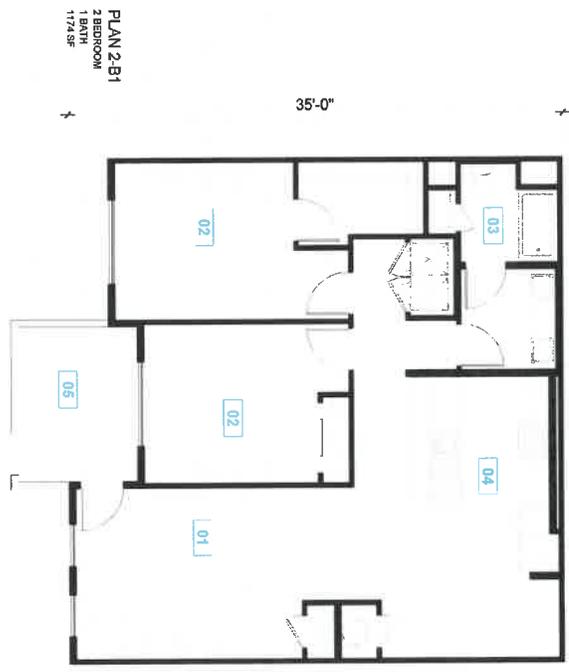
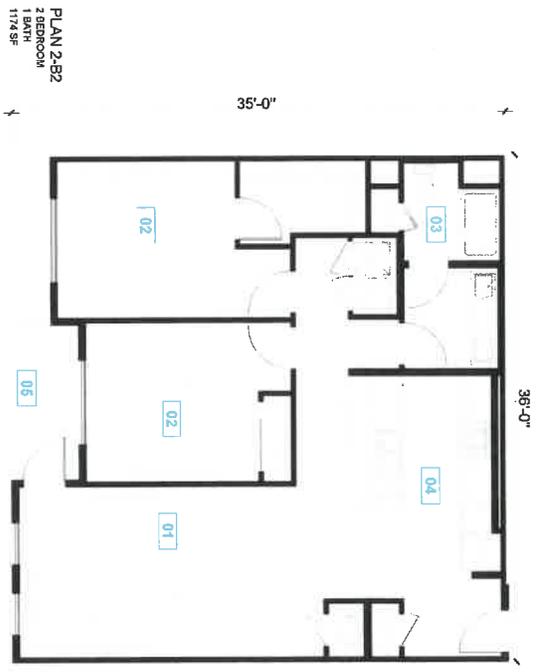
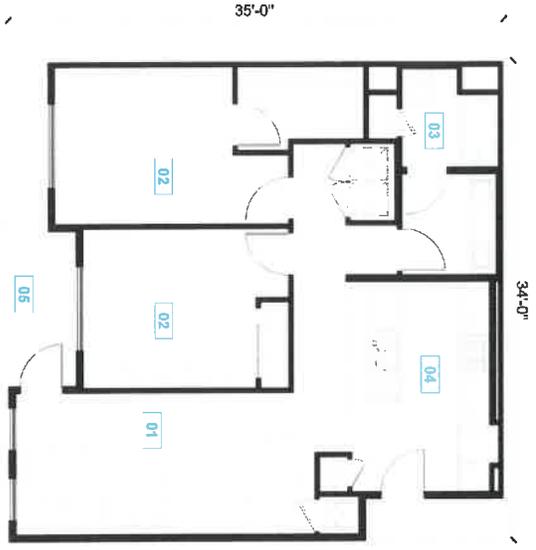
KRINSHORE
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Lake Mead Affordable Housing
NORTH LAS VEGAS, NEVADA
#2023-0018

CONCEPT DESIGN
OCTOBER 27, 2023



- CALLOUT LEGEND**
- 01 GREAT ROOM
 - 02 SLEEPING
 - 03 BATHROOM
 - 04 KITCHEN
 - 05 DECK /BALCONY

RINSHORE

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Lake Mead Affordable Housing
NORTH LAS VEGAS, NEVADA
#2823-089

CONCEPT DESIGN
OCTOBER 27, 2023

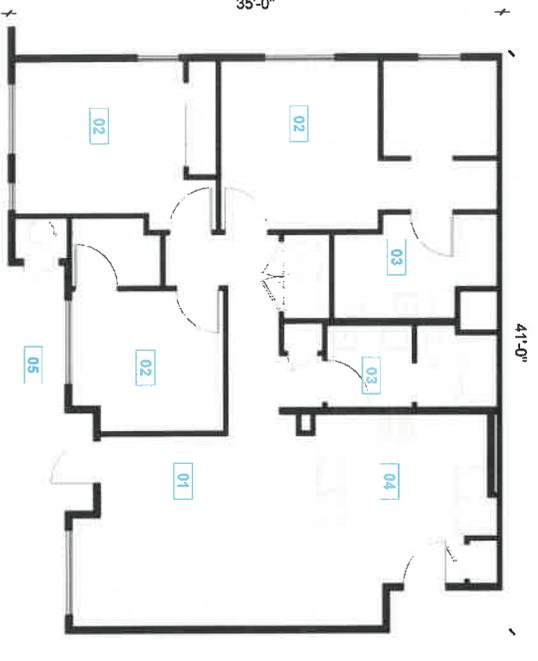


UNIT PLANS
TWO BEDROOM UNITS

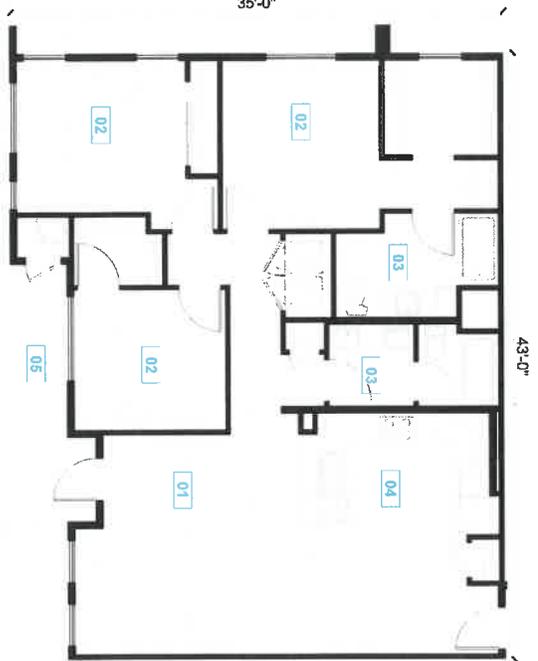
A 6-2



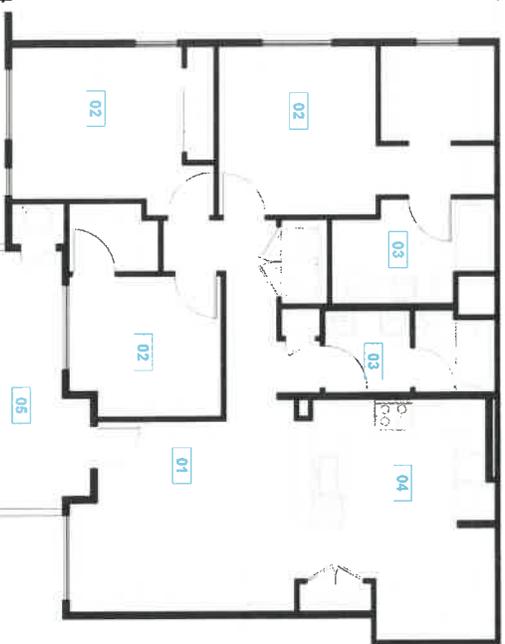
PLAN 3-A2
3 BEDROOM
2 BATH
1286 SF



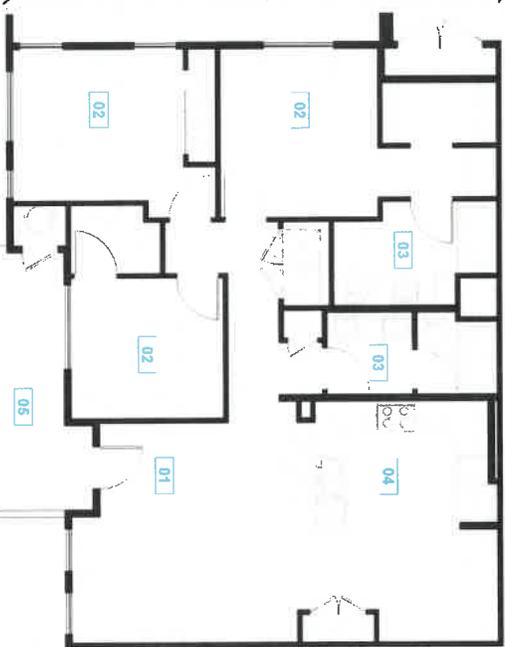
PLAN 3-B2
3 BEDROOM
2 BATH
1370 SF



PLAN 3-A1
3 BEDROOM
2 BATH
1228 SF



PLAN 3-B1
3 BEDROOM
2 BATH
1357 SF



- CALLOUT LEGEND**
- 01 GREAT ROOM
 - 02 SLEEPING
 - 03 BATHROOM
 - 04 KITCHEN
 - 05 DECK/BALCONY

UNIT PLANS
THREE BEDROOM UNITS

A6-3



BRINSHORE

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Evanston, IL 60201



5196 S. Durango Drive
Ste. 103
Las Vegas, NV 89113



Architecture + Planning
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ktyg.com

Lake Mead Affordable Housing
NORTH LAS VEGAS, NEVADA

CONCEPT DESIGN
OCTOBER 27, 2023



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Lake Mead Affordable Housing
 NORTH LAS VEGAS, NEVADA
 #2023-0289

CONCEPT DESIGN
 OCTOBER 27, 2023



PERSPECTIVE
 PROJECT EXHIBIT
A 7-0



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Lake Mead Affordable Housing
 NORTH LAS VEGAS, NEVADA
 #2023-0298

CONCEPT DESIGN
 OCTOBER 27, 2023



PERSPECTIVE
 LEASING OFFICE

A 7-1

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Lake Mead Affordable Housing
NORTH LAS VEGAS, NEVADA
47023-0299

CONCEPT DESIGN
OCTOBER 27, 2023



PERSPECTIVE
AMENITY SPACE

A 7-2



BRINAHORI

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Lake Mead Affordable Housing
 NORTH LAS VEGAS, NEVADA
 #2023-0699

CONCEPT DESIGN
 OCTOBER 27, 2023



PERSPECTIVE
 BUILDING CLOSE UP

A 7-3



ELEVATION PERSPECTIVE FROM SOUTH



01 - STUCCO (SW 2822)



02 - ASPHALT SHINGLE ROOFING



03 - FIBER CEMENT SIDING - LIGHT BROWN



04 - AMENITY CANOPY



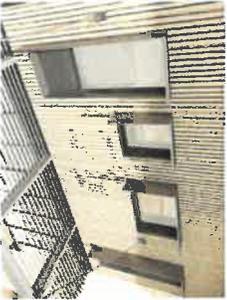
05 - FIBER CEMENT SIDING - LIGHT BEIGE



06 - STUCCO (SW 6821)



07 - VINYL WINDOWS



10 - SUN SHADING DEVICE - DARK GREY



08 - FIBER CEMENT SIDING (WOOD TONE)



10 - STUCCO (SW 7674)

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Lake Mead Affordable Housing
 NORTH LAS VEGAS, NEVADA
 #2023-0199

CONCEPT DESIGN
 OCTOBER 27, 2023



COLORS & MATERIALS

A9-0



Lake Mead & Englestad Microbusiness Design

RP.D0922033 | KME Project #2023-011

Neighborhood Meeting - Meeting Minutes

Client: Clark County RPM
Project | Project #: RP.D0922033
Location: West Last Vegas Library
 951 W. Lake Mead Blvd., Las Vegas, NV 89106
Date/Time: November 06, 2023 @ 5:30pm PST

Attendees:

Melvin Green, KME	Charles Card, CCRPM	John Advent, CCRPM
Ian Dona, KME	Lisa Kremer, CCRPM	Chat Patel, CCRPM
Tori Liggins, KME	Dagney Stapleton, CC-CHU	Ruth Garcia-Anderson, NLV
Caseair Davis	Gene Collins	Pamela Smith, Sadie's Kitchen
Felicia Hayes	Dedra Edmond Drew	Tashicka Lawson, GLVBCC
Melchezidek Sims	Carol Smith	Arnita Hamilton
B. Strong		

01. Informational

- Greetings
- Sign-In Attendees
- Introduction of Commissioner McCurdy, Melvin Green of KME Architects, and Whitney Weller from Brinshore
- Overview of Microbusiness Project presented to the community to facilitate questions and answer any questions the community may have had.

02. General

- Commissioner McCurdy sated UNLV will look to operate the 2nd floor of the Commercial Building
- Retail spaces will help entrepreneurs to grow a stable business to leave towards a more permanent location in 3-5 years.
- The parking area will serve as a gathering place for the community.
- Brinshore will be looking to hire local subcontractors within the area/neighborhood.
- The Residential units will be available mid 2026
- No resident will be forced to leave for gentrification.
- The entire Lake Mead Blvd. will be redone.
- The Civic Plaza on the commercial side will be used for entertainment such as farmers market, food trucks, etc.
- The residential portion will be built first, then the commercial portion.
- Both commercial and residential will open at the same time.
- Engagement with the surrounding community will be important.

03. Neighborhood Comments/Questions/Concerns

- **Will there be an allotted residential portion for Senior Citizen living?**
 - Not at the moment, but public transportation has been considered for Senior Citizens.
 - Senior Citizens may apply to live here.
 - Want to make this project walkable to surrounding areas.
- **Will this be a gated Community?**
 - Currently in discussion however not ideal to have it gated.
 - Residents prefer 24/7 security over gated community.
 - Want to use intense defensive landscaping to provide security.
- **How will the Noise control be handled from the entertainment?**
 - A couple of ways to mediate are directional speakers, landscaping, concrete planters. Acoustical analysis will help to determine sound requirements.
- **Who will manage the retail/office spaces?**
 - The county will look to manage the retail spaces, along with UNLV to manage office space.
 - Most of the spaces will be occupied by the county.
 - Brinshore will be the owner of residential portion, however will hire a property manager to look over residential portion since Brinshore is not located in Las Vegas.
- **How will everything be blended to get a campus-like setting?**
 - Create a pedestrian safe walk ability pathway.
 - Complete Street Project
 - 13 ft sidewalks to allow for a person in wheelchair and bicyclist to use same sidewalk at the time.
- **Fiber Connection?**
 - Discussions are in progress to add better connectivity in the communities.
- **Light Pollution?**
 - We want to make sure all our exterior lights are down light.
 - Wherever we have trails we will install 3 ft lights to provide a lit-up pathway and security
 - Downlights will be installed on the buildings with light shield to reduce light pollutions.

ATTACHMENTS: N/A

The aforementioned represents an understanding of the discussion, directions, and decisions of the referenced meeting. Any questions, clarification, or corrections should be forwarded to the author withing five (5) working days of receipt of these minutes. The absence of any communications within that time period constitutes approval of the information contained herein.

Issued By: Jessica Herrera

Date: November 07, 2023

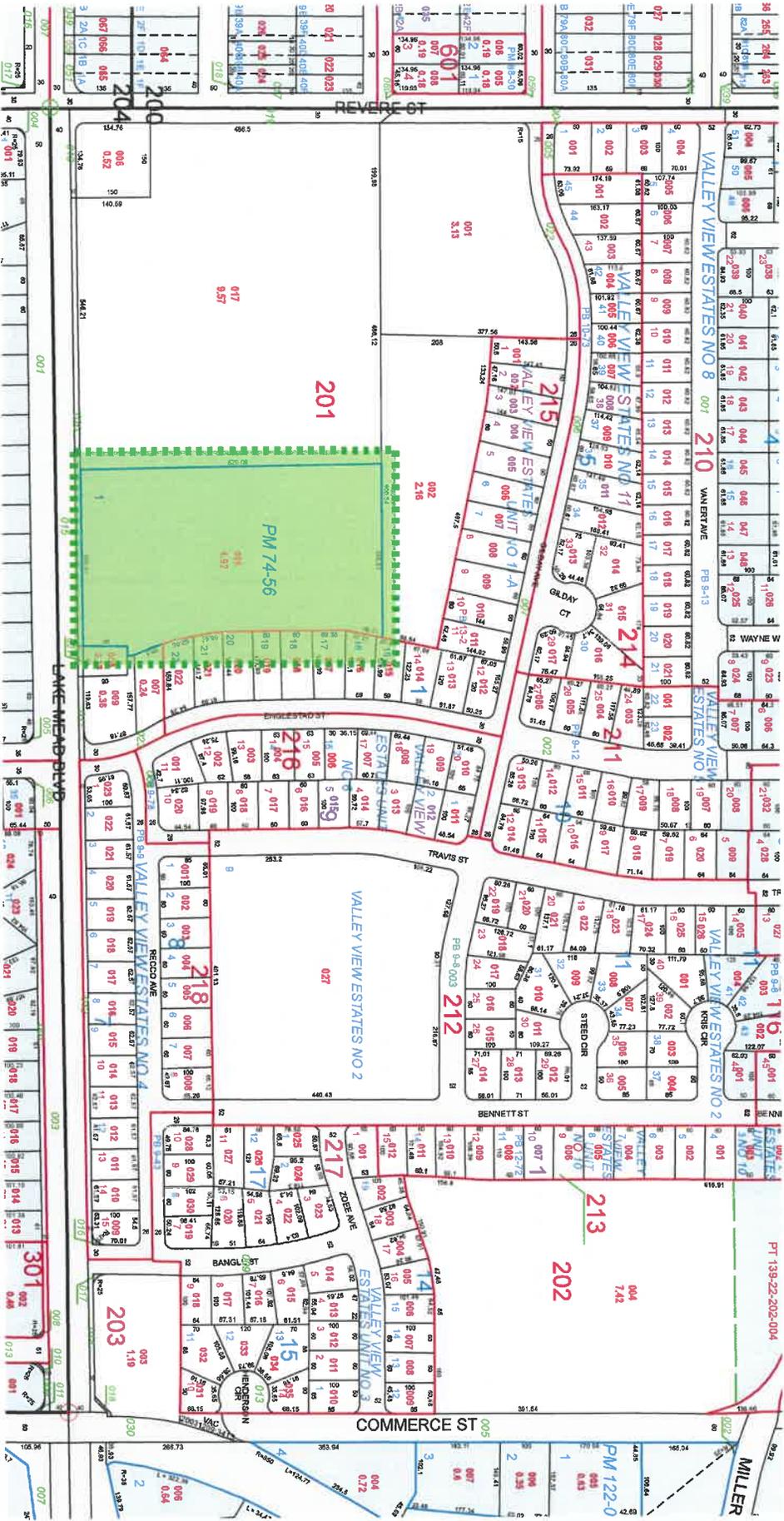
This map is for assessment use only and does NOT represent a survey.
 No liability is assumed for the accuracy of the data delineated herein.
 Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.
 This map is compiled from official 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 LINE WHEN MAP REDUCED FROM 17x17 ORIGINAL.

MAP LEGEND

- PARCEL BOUNDARY
- SUB BOUNDARY
- ROAD BOUNDARY
- MATCH/LEADER LINE
- HISTORIC LOT LINE
- HIS ORIC SUB BOUNDARY
- SECTION LINE
- CONDOMINIUM UNIT
- AIR SPACE PCL
- RIGHT OF WAY PCL
- SUB-SURFACE PCL
- 007 PARCEL NUMBER
- 001 PARCEL NUMBER
- 100 ACREAGE
- 202 PARCEL SUBISED NUMBER
- PG 2-4-6 PLAT RECORDING NUMBER
- 5 BLOCK NUMBER
- LOT NUMBER
- PG 6-8 GOV LOT NUMBER

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

T205 R61E	22	S 2 NW 4	139-22-2
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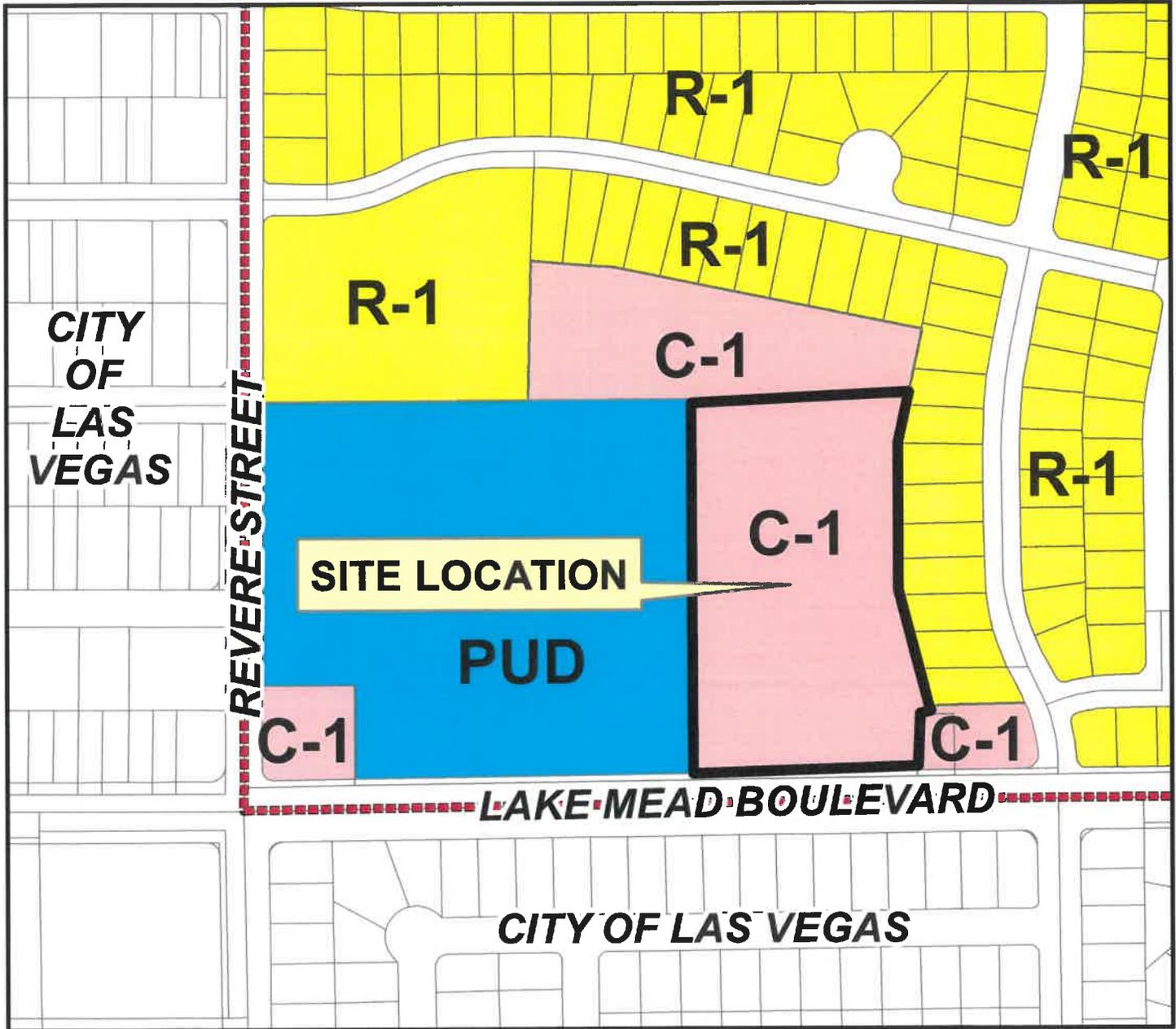


TAX DIST 250



THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: Clark County Real Property Management
Application Type: Property Reclassification
Request: From C-1 (Neighborhood Commercial District) to
MUD-N (Mixed-Use Development Neighborhood)
Project Info: 300 feet west of the intersection of Lake Mead
Boulevard and Englestad Street
Case Number: ZN-14-2023

11/07/2023

