

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 sliding, 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.

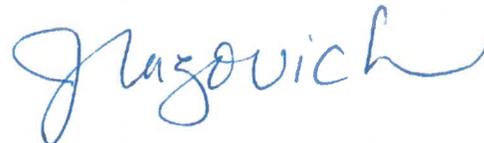
### **TENTATIVE MAP**

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



### **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.



**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.

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

**MAP LEGEND**

- Parcel Boundary
- Sub Boundary
- Wild Boundary
- Road Easement
- Historic Easement Line
- Historic Sub Boundary
- Historic Paved Boundary
- Section Line
- Condominium Unit
- Air Space PCL
- Right of Way PCL
- Sub-Surface PCL
- 007 Road Parcel Number
- 001 Parcel Number
- 1.00 Acreage
- 202 Parcel Sub/Sec Number
- Pg 24-46 Plat Recording Number
- 5 Block Number
- 5 Lot Number
- 015 Gov. Lot Number

**BOOK**

T19S	R61E
100	101
102	125
124	123
138	139
140	140

**SEC.**

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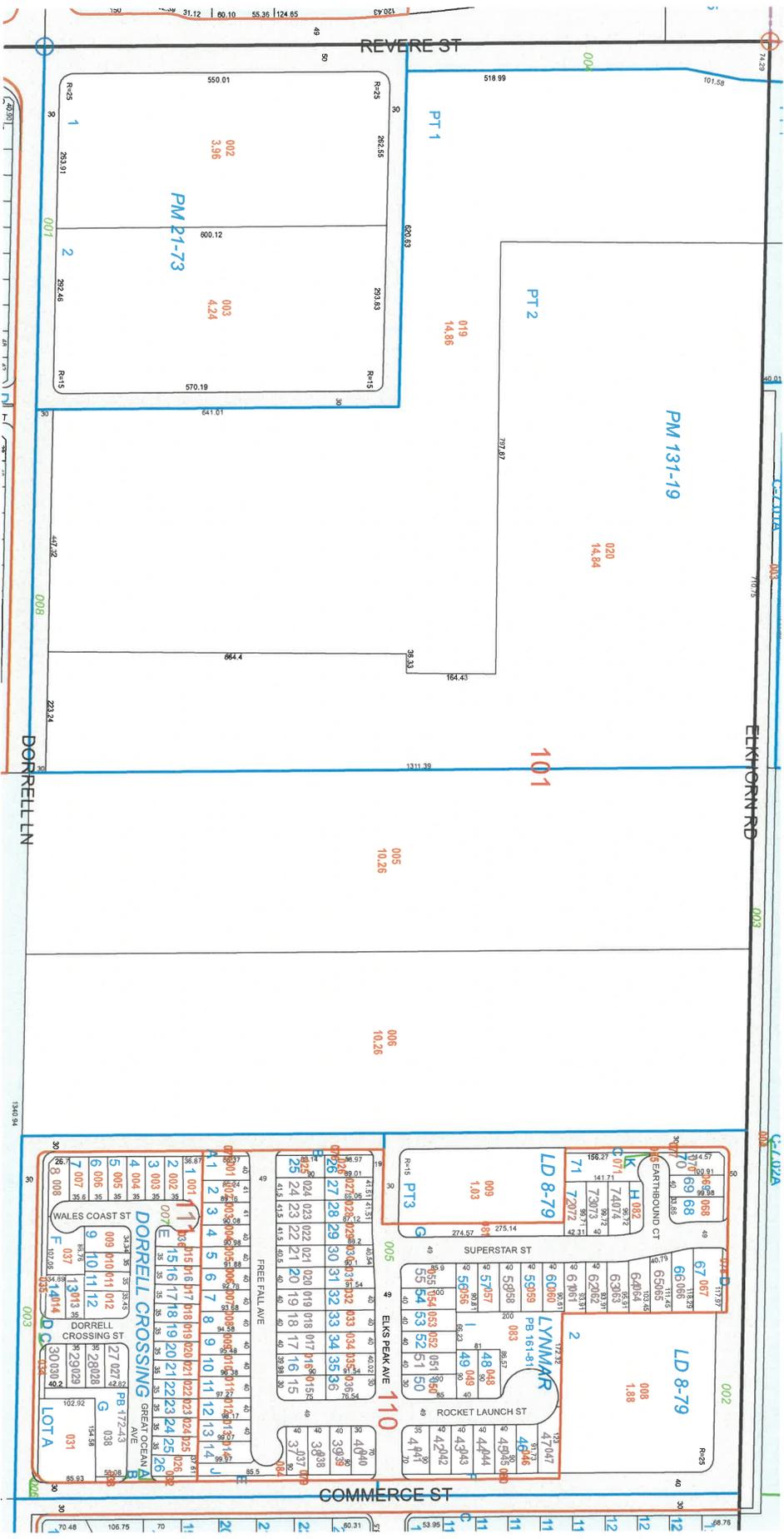
**MAP**

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Scale: 1" = 200'

Rev: 12/19/2024

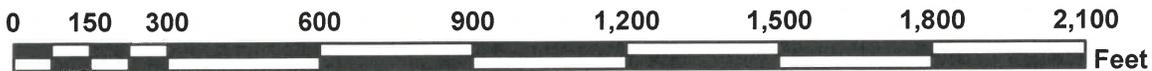
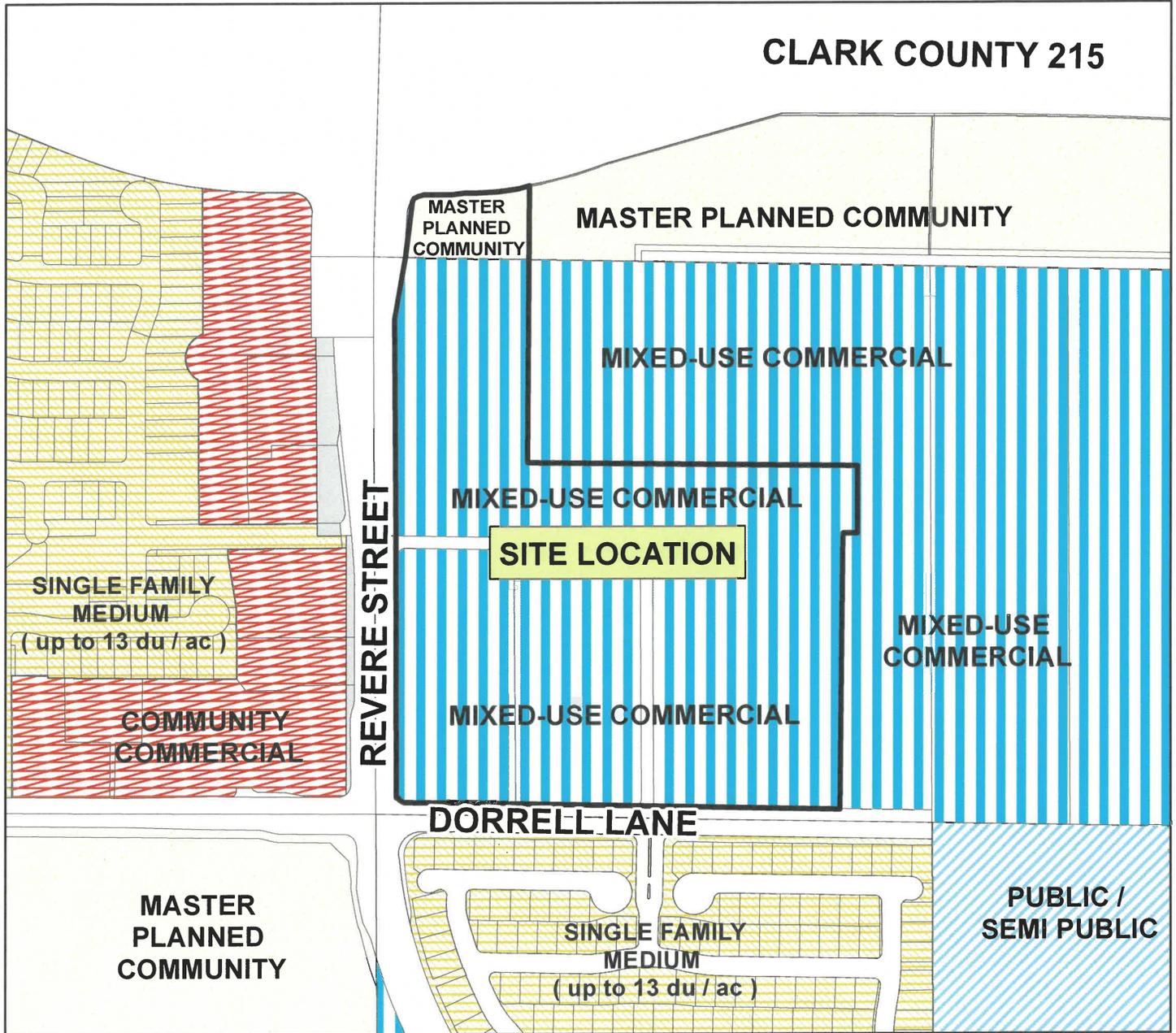
124-22-1



# THE CITY OF NORTH LAS VEGAS

## Comprehensive Plan Map



Applicant: Olympia Companies  
Application Type: Comprehensive Plan Amendment  
Request: Change from Master Planned Community and Mixed-Use Commercial to Mixed-Use Neighborhood  
Project Info: Northeast Corner of Revere Street and Dorrell Lane  
Case Number: AMP-02-2025

4/08/2025

