



Planning Commission Agenda Item

Date: December 13,
2023

Item No: 4

TO: Planning Commission

FROM: Alfredo Melesio, Jr., AICP, EDFP, Director of Land Development & Community Services
Prepared By: Duane McNelly, Principal Planner

SUBJECT: ZN-14-2023 LAKE MEAD & ENGLESTAD MICROBUSINESS (Public Hearing). Applicant: Clark County Real Property Management. Request: A Property Reclassification of 4.92 acres from C-1 (Neighborhood Commercial District) to MUD-N (Mixed-Use Neighborhood District). Location: 300 feet West of the Intersection of Lake Mead Boulevard and Englestad Street. (APN 139-22-201-005). Ward 2. (For Possible Action)

RECOMMENDATION: APPROVE WITH CONDITIONS

PROJECT DESCRIPTION:

The applicant is requesting consideration to reclassify (rezone) the subject parcels from C-1 (Neighborhood Commercial District) to MUD-N (Mixed-Use Neighborhood District). The existing Comprehensive Master Plan Land Use designation for the subject site is Community Commercial; the proposed Comprehensive Master Plan Land Use is Mixed-Use Neighborhood. The subject site contains a total of 4.92 acres and is generally located on the north side of Lake Mead Boulevard, approximately 300 feet west of Englestad Street within Ward 2. The applicant is proposing commercial and residential uses within the development.

Previous Action

A neighborhood meeting was held at 5:30 p.m. on November 6, 2023 at the West Las Vegas Library at 951 W Lake Mead Blvd, North Las Vegas, NV 89106. Ten people attended the meeting in addition to Councilwoman Garcia-Anderson, County Commissioner McCurdy, Clark County Real Property Management representatives and members of the project's design team. The meeting attendees asked numerous questions about the project as referenced in the attached meeting minutes. No opposition was expressed at the meeting and the proposal was well received.

A task force meeting to discuss project requirements was held at the City of North Las Vegas on October 5, 2023.

RELATED APPLICATIONS:

Application #	Application Request
AMP-05-2023	Amendment to the Comprehensive Master Plan to change the land use designation from Community Commercial to Mixed-Use Neighborhood.

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Current: Community Commercial Proposed: Mixed-Use Neighborhood	Current: C-1, Neighborhood Commercial District Proposed: MUD-N, Mixed-Use Neighborhood District	Undeveloped
North	Community Commercial	C-1, Neighborhood Commercial District	Zion Urban Farm, agriculture farming facility
South	Single Family Low <i>(City of Las Vegas)</i>	R-1, Single Family Low District	Sunset Manor residential subdivision
East	Single Family Low	R-1, Single Family Low District	Valley View Estates residential subdivision
West	Rancho Drive; City of Las Vegas Jurisdiction	R-3, Medium Density Residential District; C-2, General Commercial District	Budget Suites Apartments; Convenience Store with Gas Pumps; Undeveloped Land; and a Storage Facility

DEPARTMENT COMMENTS:

Department	Comments
Public Works:	See attached memorandum.
Police:	No Comment.
Fire:	No Comment.
Clark County School District:	No Comment.
Clark County Dept. of Aviation:	No Comment.

BACKGROUND INFORMATION:

The applicant is requesting consideration to reclassify (rezone) the subject parcel from C-1 (Neighborhood Commercial District) to MUD-N (Mixed-Use Neighborhood District). The existing Comprehensive Master Plan Land Use designation for the subject site is Community Commercial; the proposed Comprehensive Master Plan Land Use is Mixed-Use Neighborhood (ref. AMP-10-2023). The subject site contains a total of 4.92 acres and is generally located on the north side of Lake Mead Boulevard, approximately 300 feet west of Englestad Street within Ward 2. The applicant is proposing commercial and residential uses within the development.



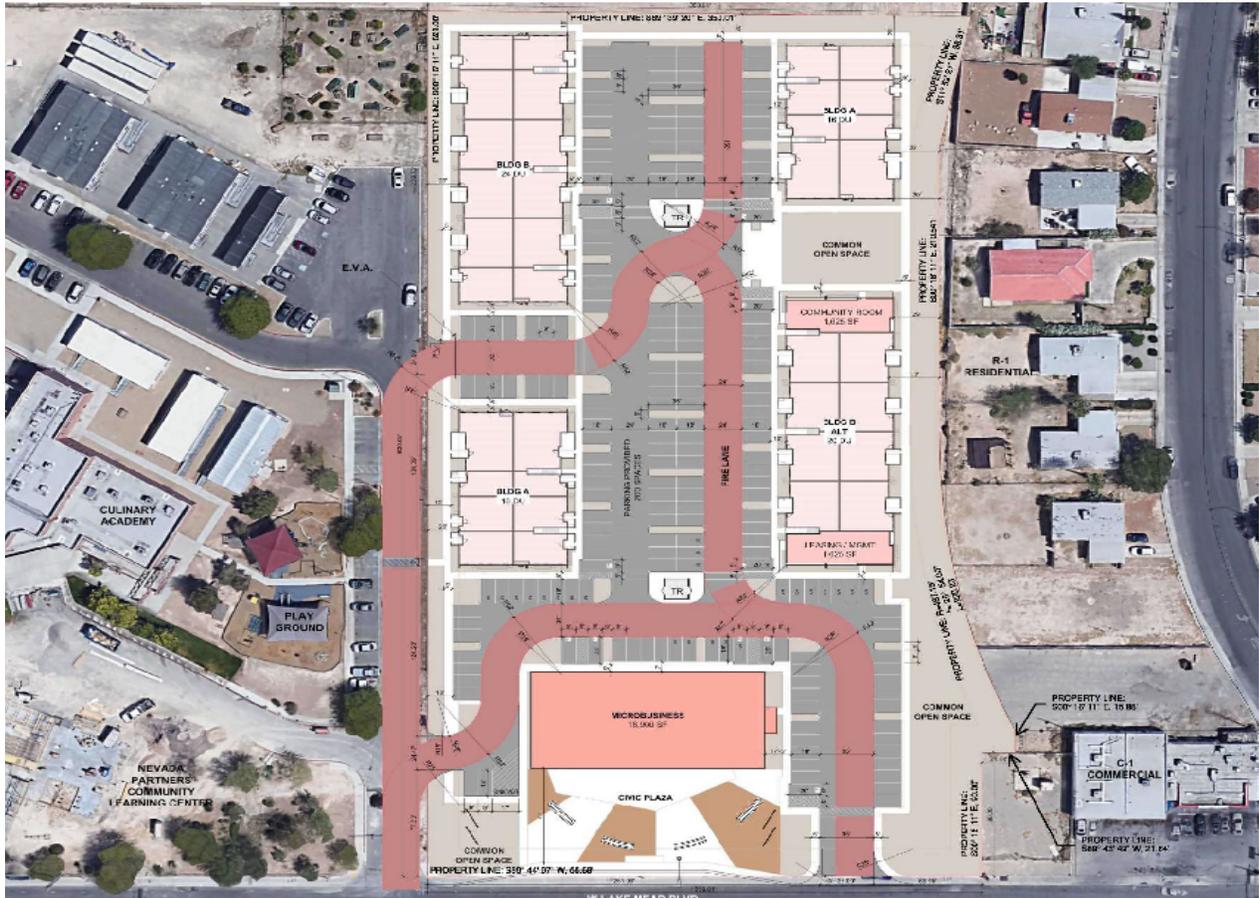
The existing zoning of the property north of the applicant’s proposed project is C-1, Neighborhood Commercial with an Urban Agricultural Overlay District classification. This site is owned and operated by the Zion Methodist Church and contains an urban agricultural facility that occupies approximately half of the land, while the other half contains a church and parking lot. The easterly border consists of the Valley View Estates neighborhood and Samy’s Market convenience store at the northwest corner of Lake Mead Boulevard and Englestad Street. West of the subject property, within a commercial Planned Unit Development District, is the Nevada Partners Community Learning Center, the Culinary Academy of Las Vegas and the Westside Bistro. The southern border, south of Lake Mead Boulevard within the City of Las Vegas jurisdiction, is an existing residential subdivision built in 1960 (Sunset Manor) with a zoning classification of R-1, Single-Family Residential.

PURPOSE – The Mixed Use Development District (MUD) is intended to:

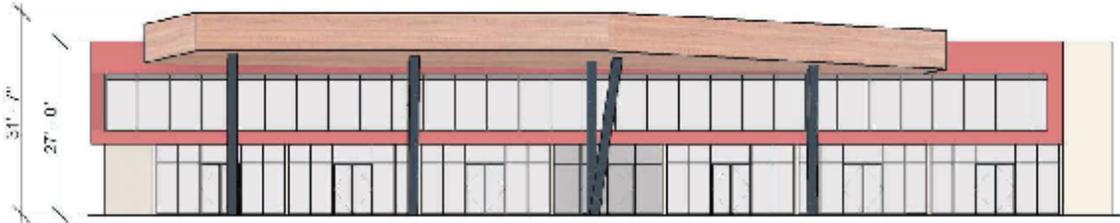
- a. Allow the mixing of residential and non-residential uses on the same site and/or within the same building to create economic and social vitality within new and existing neighborhoods;
- b. Decrease automobile dependency by encouraging alternative forms of transportation, such as walking, bicycling, and transit;
- c. Create vibrant, safe, pedestrian-friendly neighborhoods with a focus on convenience, interconnectivity, and accessibility for the benefit of residents, workers, and visitors;
- d. Promote excellence and innovation in architecture, urban design, and site planning; and
- e. Enhance quality of life in the City by increasing choices available in terms of housing, transportation, and access to recreation, shopping, and employment.

PROPOSAL:

The Preliminary Development Plan (Sheet A 1-0) provided by the applicant depicts the commercial building on the southerly portion of the parcel along Lake Mead Boulevard while the four residential buildings are proposed on the remainder of the property.



According to the letter of intent, the commercial/retail building is proposed to be 18,900 square feet with the first floor consisting of a lobby, retail spaces for lease, elevators, and public restrooms. The second floor will include an adult learning suite, partnering offices, restrooms, collaborative work spaces, technology space and staff offices.



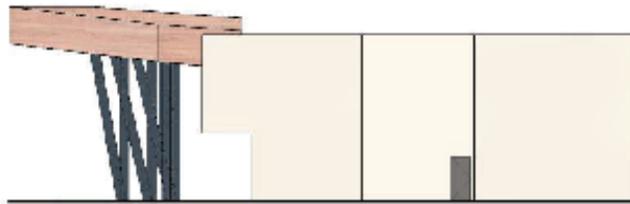
RETAIL BUILDING - ELEVATION A



RETAIL BUILDING - ELEVATION C



RETAIL BUILDING - ELEVATION B



RETAIL BUILDING - ELEVATION D

An 11,000 square foot outdoor plaza is proposed to front Lake Mead Boulevard to be utilized by the retail development and apartment homes. This is part of the open space requirement for the apartments.





The design professional has provided the following justification for locating the Civic Plaza along the frontage of Lake Mead Boulevard:

“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.

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.

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.

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.”

Also included in the letter of intent is the following request to allow shared parking:

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.

The residential component of the proposal includes four (4) two-story apartment buildings that will contain a total of 76 affordable dwelling units consisting of studio, one, two, and three-bedroom apartment units.





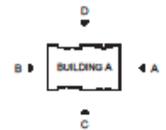
Two types of apartment building are proposed:



BUILDING A - ELEVATION C



BUILDING A - ELEVATION D



BUILDING A - ELEVATION A



BUILDING A - ELEVATION B



MIXED-USE DEVELOPMENT PROCESS:

The mixed-use development process involves three steps: Conceptual, Preliminary, and the Final Development Plan. The Conceptual Plan was reviewed by means of a task force meeting held at the City of North Las Vegas on October 5, 2023. The Preliminary Development Plan provided with this application is the topic of this analysis and will be followed by a subsequent review of the Final Development Plan at a future date to ensure that the conditions of approval are addressed and the site design is in compliance with the *City of North Las Vegas Municipal Code* and the conditions of approval.

APPROVAL CRITERIA (Preliminary Development Plan):

In reviewing MUD Preliminary Development Plans, the Planning Commission and City Council may consider:

- (1) Interrelationship of plan elements to conditions both on and off the property,
- (2) Conformance to the City of North Las Vegas Comprehensive Master Plan,
- (3) The impact on the existing and anticipated traffic and parking conditions,
- (4) The adequacy of the plan with respect to mix of land uses,

- (5) Pedestrian and vehicular ingress and egress,
- (6) Architectural and urban design,
- (7) Landscaping,
- (8) Provisions for utilities and other infrastructure,
- (9) Site drainage,
- (10) Open space and/or public land dedications,
- (11) Grading, and
- (12) Other related matters.

Conditions may be applied to the approval and/or periodic review of the approval may be required.

According to the Code, the Preliminary Development Plan should depict an orderly and creative arrangement of balanced land uses and open space areas designed to achieve a pedestrian-friendly urban form. Specifically, Mixed Use Neighborhood centers should be oriented to pedestrians, with a strong emphasis on connectivity both internally and to surrounding areas. Neighborhood centers should range from one to ten acres in size and provide a low- to moderately- concentrated mix of low-rise to mid-rise (up to five stories or sixty (60) feet) residential, commercial, employment, and recreational uses. *Buildings should be oriented to the street, and streetscapes should include pedestrian-friendly amenities such as wider sidewalks, enhanced landscaping, pedestrian-scale lighting, and street furnishings. Where applicable, these developments should also provide direct access to transit stops.*

ANALYSIS:

ACCESS:

According to the site plan, access to the development is provided at three locations. One access is proposed directly on Lake Mead Boulevard and the other two are proposed from a drive aisle on the adjacent property owned by Nevada Partners Inc. (APN 139-22-201-017) that also connects to Lake Mead Boulevard. The northerly driveway on the west side of the project is proposed to be emergency access only and is planned to be gated. Because the applicant is intending to utilize an existing drive aisle on the adjacent property, legal access (Ingress / Egress Easement) must be established on APN 139-22-201-017 and granted to and for the benefit of the subject property. Prior to issuance of any permits for the project, this easement must be established, recorded and referenced on the project's improvement plans; and if the property is to be subdivided, the easement must be referenced on the parcel map prior to recording. The maintenance agreement for the access should be established at this time as well.

PARKING REQUIREMENTS:

The site plan identifies 7,800 square feet of retail space and 11,100 square feet of office space that generates a total parking requirement of 67 spaces for the commercial

component. The applicant has provided 43 parking spaces solely dedicated to the commercial use and is proposing to utilize 24 shared parking spaces to achieve the required 67 spaces needed for the commercial component.

According to the conceptual site plan, the applicant is proposing four (4) two-story apartment buildings that will contain a total of 76 affordable dwelling units consisting of:

- 8 studio units @ 1.5 required parking spaces per unit = 12
- 28 one-bedroom units @ 1.5 required parking spaces per unit = 42
- 32 two-bedroom units @ 2.0 required parking spaces per unit = 64
- 8 three-bedroom units @ 2.5 required parking spaces per unit = 20
- Guest parking @ 0.25 of total units (76) = 19
- Total parking required = 157

The applicant has provided 133 residential parking spaces and is proposing to utilize 24 commercial parking spaces to achieve the required 157 spaces.

The required amount of parking spaces is 67 (commercial) plus 157 (residential) which equals 224. The applicant has provided a grand total of 200 parking spaces and is short by 24 spaces. In other words, the project is providing 89% of the total required parking spaces and is proposing to share 11% of the parking spaces.

According to *City of North Las Vegas Municipal Code* section 17.24.040.J.3, applicants requesting to use shared parking as a means of satisfying the off-street parking standards must submit a shared parking request that justifies the feasibility of shared parking. The justification provided by the applicant included the necessary information regarding the size and type of the proposed development, differences in peak operating hours, and the composition of tenants. The anticipated rate of parking turnover, the anticipated peak parking and traffic loads for the commercial and residential uses that will be sharing off-street parking spaces was generally discussed in the applicant's letter of intent.

Within this mixed-use project, parking for nonresidential uses may be used to fulfill the guest parking requirements for residential uses. Such shared parking shall be conveniently distributed throughout the site, and a minimum of one parking space for every five hundred (500) square feet of gross leasable non-residential floor area shall be maintained. This proposal contains a total of 18,900 square feet of gross leasable non-residential floor area which equates to 38 parking spaces. The applicant has provided 43 parking spaces dedicated to commercial uses. Given the proximity of the RTC bus stop on the project's Lake Mead Boulevard frontage, the feasibility of a shared parking arrangement is justified. The shared parking plan should be enforced through a written agreement among all owners of record and should be recorded and a copy provided to the City prior to issuance of any permits for any use that is to be served by the shared parking area. Additionally, the developer may find it beneficial to pursue a shared parking agreement with Nevada Partners to provide additional parking for community events mentioned in the letter of intent.

The number of bicycle parking spaces required for the multi-family development is calculated at a rate of 0.05 space per bedroom. The number of bicycle parking spaces required for the commercial development is calculated at a rate of 1.0 space per 5,000 square feet GFA. The required bicycle spaces appear to be accounted for on the parking table provided by the architect but are not depicted on the Preliminary Development Plan. The required bicycle spaces must be identified on the Final Development Plan.

OPEN SPACE / BUILDING & CIVIC PLAZA / PEDESTRIAN PRIORITY AREAS:

Private Common Open Space, Private Open Space and Neighborhood Nodes must meet all provisions as defined in Table 17.24.020-3 of the *City of North Las Vegas Municipal Code*.

Private common open space is private open land area set aside for the exclusive use and enjoyment of a development's residents, employees, or users. Accordingly, private common open space for a mixed-use development having a density of less than 25 units per acre is calculated at a rate of 300 square feet per dwelling unit. With 76 dwelling units, the total open space requirement for this project is 22,800 square feet. **At least 50 percent of the required open space shall be designed for the primary use of residents living within the residential component of the mixed-use development.** Health clubs, libraries, swimming pools, multi-purpose rooms, or similar uses that are ***reserved for the exclusive use of residents*** may be counted toward this requirement. All required open space shall be useable for leisure and/or recreation. Steep slopes, and required landscape setbacks shall not be counted toward the minimum open space requirement; however, landscaped areas having a minimum width of twenty (20) feet that contain recreational amenities for the benefit of the residents may be considered.

The open space table provided by the architect indicates that 28,625 square feet of private open space is proposed, however, this quantity includes the Civic Plaza and other "community common areas" that are not well defined as dimensions were not provided. The "residential common areas" contain approximately 20,000 square feet as depicted on the Illustrative Site Plan (Sheet A 1-1). Much of this open space area is within the required 20 foot landscaped buffer area adjacent to the single-family residential neighborhood. Normally this buffer area should not qualify as open space area for the residents, however, the applicant is providing recreational and community amenities within this area and does comply with the common open space requirements.

Private open space areas are designed for personal use and directly accessible from individual dwelling units (e.g., enclosed patios, balconies). Private open space must have a minimum dimension of five feet and contain a minimum of 40 square feet. The floor plans and elevations provided by the applicant indicate that balconies are provided however the dimensions could not be confirmed.

Neighborhood nodes are used for parks, plazas, desert gardens, or similar types of community gathering space. The design and layout of required plazas and other public gathering spaces should contribute to the overall sense of place and help attract

pedestrian users to the development. Required plazas and other public gathering spaces should be designed as integral parts of the pedestrian circulation system for each site. A minimum area of 10,000 square feet and a minimum dimension of 100 feet is required for parks, plazas, desert gardens, or similar types of community gathering space. (One Neighborhood Node is required for this project.)

Pedestrian priority areas are areas within a mixed use development where primary design consideration and preference shall be given to pedestrians rather than vehicles. All pedestrian priority areas shall meet or exceed the design guidelines contained in Municipal Code Section 17.24.110. The submitted Preliminary Development Plan does not contain any pedestrian priority areas. A pedestrian priority area will need to be located between the residential and nonresidential area to help integrate the two different land uses. The priority areas can be added to the proposed plan and reviewed with the Final Development Plan.

Mixed-Use developments have an objective of creating a vibrant, safe, pedestrian-friendly neighborhood with a focus on convenience, interconnectivity, and accessibility for the benefit of the residents and surrounding neighborhood. To better meet this objective, staff recommends relocating the Civic Plaza to the north side or west of the building and rotating the building. This would better integrate the Civic Plaza with the proposed multi-family component and provide a better Neighborhood Node for the development while still connecting this development with the surrounding uses. Rotating the building however, will require modifications to the building architecture to design a new “front” to the building along Lake Mead Boulevard.

ELEVATIONS / EXTERIOR ARCHITECTURE:

Multi-family Buildings

The proposed residential buildings for the project are reviewed under and should comply with the *Multifamily Design Standards*.

According to the elevations and floor plans provided by the applicant, the buildings are two-story with variations in the roof lines and have a maximum height of 28 feet. Typically, in the Mixed-Use Neighborhood District the minimum building height is two stories or 35 feet and the maximum building height is five stories or 60 feet. According to the multi-family development standards, no multifamily structure exceeding one story or twenty (20) feet in height shall be constructed within fifty (50) feet of an adjacent single-family residential property line.

Presently, there are existing one-story, single-family homes on the easterly border of the site, specifically, within the Valley View Estates community. An equitable compromise to facilitate the development as proposed is to allow a reduced building height of 28 feet, with a minimum building setback of thirty (30) feet where the architect is currently showing twenty-nine (29) feet.

The “Colors & Materials” (Sheet A9-0) submitted by the architect depict the use of asphalt shingles, earth-toned stucco and several shades and styles of fiber cement siding with coloration that blend harmoniously with the surrounding environment. However, asphalt shingles are prohibited. Concrete or clay tile should be used on all sloped roofs; and any building design that utilizes a flat roof should incorporate a parapet wall and cornice element on all sides of the roof. Typically, stucco is used for building exteriors with stone or brick accents. Fiber cement siding is not a preferred material but may be considered for use as an accent material upon review of physical samples of the product.

These items are relatively minor and will be addressed with the Final Development Plan.

Commercial / Retail Building

Architecturally, the applicant submitted elevations containing four-sided architecture for the retail building. Elevations A and B appear to be in compliance with the Building Form requirements outlined in the Mixed-Use Design Guidelines. However, Elevations C and D lacks visual interest and have little building articulation or architectural embellishments. All sides of a building shall be coherently designed and treated. A consistent level of detailing and finish is required for all sides of a building. For visual interest, all mixed-use buildings shall incorporate patterns, changes in color, materials, and/or relief such as beltlines, pilasters, pop outs, etc. Appropriately scaled accent features should be used to add visual interest and diversity to building façades. Additionally, the perceived height and bulk of buildings should be relieved by variations in massing and/or articulation of façades to reduce the visual length of long walls. The required changes are relatively minor and will be addressed with the Final Development Plan.

LANDSCAPING / REFUSE COLLECTION AREAS

The conceptual landscape plan provided by the architect is proposing to use a tree known commonly as North Indian Rosewood. Although the tree is sold at nurseries in the Las Vegas valley the tree is not on the Southern Nevada Regional Plant List. For a tree similar in appearance, the applicant may consider the Heritage Live Oak, a cultivar of the Southern Live Oak; a fast-growing, hardy tree that’s adapted well for desert conditions. Its evergreen-like appearance gives it strong curb appeal all year round, has a long life span and is relatively common in Southern Nevada.

Refuse collection areas and dumpsters should be located away from all street fronts, primary driveway entrances, and pedestrian priority areas and they should be screened from view from rights-of-way, sidewalks, and abutting properties. In order to maintain the maximum amount of parking for the site, the architect has located the trash enclosures strategically at the end of certain parking rows. However, it appears that the areas around the enclosures within the parking lot islands do not have the required landscaping.

These deficiencies are minor and should be corrected with an updated landscape plan to be included with the Final Development Plan application.

SUMMARY:

The proposed Mixed-Use Neighborhood District (MUD-N) district is compatible with the Mixed Use Neighborhood land use category designation in the Comprehensive Master Plan (ref. AMP-10-2023) and is appropriate for this neighborhood. Staff does not anticipate any negative impacts on the surrounding area. In general the development is in compliance with many elements of the Mixed-Use Neighborhood Zoning District and Design Standards. However, the proposed development has a number of minor deficiencies including the pedestrian priority areas, building architecture, and enhancing the open spaces to create a neighborhood node.

The proposed project has great potential, and with the conditions of approval incorporated into the Preliminary Development Plan, we believe this development will create a vibrant addition to the Valley View community, stimulating revitalization and increasing connectivity within this South District neighborhood. Consequently, subject to the conditions listed below, staff is recommending approval of the proposed property reclassification (rezoning) of the subject parcels from C-1 (Neighborhood Commercial District) to MUD-N (Mixed-Use Neighborhood District), as the proposal is consistent with the proposed land use plan amendment and the surrounding neighborhood.

Approval Criteria: (Zoning Map Amendments)

The City Council may approve zoning map amendments, and the Planning Commission may recommend approval, if the zoning map amendment meets all of the following criteria:

- (1) The rezoning will promote the public health, safety, and general welfare;
- (2) The rezoning is consistent with the comprehensive master plan and the purposes of this Code;
- (3) The rezoning is consistent with the stated purpose of the proposed zoning district(s);
- (4) Facilities and services (including roads and transportation, water, gas, electricity, police and fire protection, and sewage and waste disposal, as applicable) will be available to serve the subject property while maintaining adequate levels of service to existing development;
- (5) The rezoning is not likely to result in significant adverse impacts upon the natural environment, including air, water, noise, storm water management, wildlife, and vegetation, or such impacts will be substantially mitigated;
- (6) The rezoning is not likely to result in significant adverse impacts upon other property in the vicinity of the subject tract; and

- (7) Future uses on the subject tract will be compatible in scale with uses on other properties in the vicinity of the subject tract.

CONDITIONS:

Planning and Zoning:

1. Unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. A shared parking plan shall be enforced through a written agreement among all owners of record. An attested copy of the agreement between the owners of record must be recorded. Recordation of the agreement shall take place prior to issuance of any permits for any use to be served by the shared parking area.
3. No multifamily structure exceeding two stories or thirty (30) feet in height shall be constructed within thirty (30) feet of an adjacent single-family residential property line.
4. Prior to the issuance of any permits for the project, legal access (Ingress / Egress Easement) must be established from APN 139-22-201-017 (currently owned by Nevada Partners Inc) granted to and for the benefit of APN 139-22-201-005. This easement must be established, recorded and referenced on the project's civil improvement plans; and, if the property is to be subdivided, on the parcel map prior to recording. The maintenance agreement for the access must be established at this time as well.
5. The applicant shall include a detailed and dimensioned open space exhibit showing proposed amenities with the Final Development Plan application to ensure that all open space requirements are met. The open space exhibit must clearly identify Pedestrian Priority Areas, Private Common Open Space, Private Open Space and Neighborhood Nodes.
6. The total number of residential dwelling units shall not exceed 76.

Public Works:

7. 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.

8. Approval of a drainage study is required prior to submittal of the civil improvement plans.
9. 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.
10. Approval of a traffic study is required prior to submittal of the civil improvement plans and the City of Las Vegas concurrence is required. Please contact Traffic Engineering at 633-2676 to request a scope.
11. 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 plan.
12. 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.
13. The property owner is required to grant a roadway easement for commercial driveway(s).
14. 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.
15. 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.
16. 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.

ATTACHMENTS:

Public Works Memorandum

Letter of Intent

Site Context
Site Plan (Preliminary Development Plan)
Site Plan - Illustrative
Landscape Plan
Plaza Concept
Commercial / Retail Floor Plans
Residential Floor Plans
Residential Elevations
Neighborhood Meeting Summary Letter
Clark County Assessor's Map
Location and Comprehensive Plan Map