

CITY OF NORTH LAS VEGAS

INTEROFFICE MEMORANDUM

To: Duane McNelly, Principal Planner, Land Development & Community Services Dept.
From: Jimmy Love, Major Projects Coordinator, Department of Public Works
Subject: **ZN-10-2021 Amendment North Haven Apartments**
Date: March 12, 2024

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. 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.
4. Commercial driveways are to be constructed in accordance with *Clark County Area Uniform Standard Drawing* number 225, with minimum widths of 32 feet as measured from lip of gutter to lip of gutter.
5. The existing 4' wide sidewalk along the perimeter streets is required to be replaced with 5' wide sidewalk to meet the current standards.
6. The property owner is required to grant a sidewalk easement for sidewalk on private property when that sidewalk is providing public access adjacent to the right-of-way.
7. All driveway geometrics shall be in compliance with the Uniform Standard Drawings for Public Works' Construction Off-Site Improvements Drawing Numbers 222.1.
8. 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.
9. The project shall remove the existing gates on Helen Avenue or bring them up to standard with Uniform Standard Drawing 222.1 and provide sufficient queuing per the traffic study analysis.
10. The project should provide cross-access with the adjacent parcels (APN's: 13916401002, 13916411003, 13916401004, 13916401005, and 13916411006) in order to gain access to Martin Luther King Boulevard (via Helen Avenue) and Carey Avenue (via Morton Avenue).
11. Appropriate subdivision and/or parcel mapping is required to complete this project. 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. Conformance may require modifications to the site.
12. The property owner is required to grant a roadway easement for commercial driveway(s).
13. A revocable encroachment permit for landscaping within the public right-of-way is required.
14. The applicant must apply for a vacation of the existing half cul-de-sac on West Street located between Nelson Ave and McDonald Ave.

15. 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.
16. The applicant is responsible for acquiring any easements needed to construct the project.
17. All off-site improvements must be completed prior to final inspection of the first building.

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.

Jimmy Love

Digitally signed by Jimmy Love
DN: C=US, E=jlove@cityofnorthlasvegas.com,
OU=City of North Las Vegas, OU=Development &
Flood Control, CN=Jimmy Love
Reason: I am the author of this document
Date: 2024.03.12 15:27:26 -0700

Jimmy Love, Major Projects Coordinator
Department of Public Works



J. Christopher Molina
cmolina@mcdonaldcarano.com

Reply to Las Vegas

February 23, 2024

City of North Las Vegas
Land Development and Community Services Department
2250 Las Vegas Blvd., North
North Las Vegas, NV 89030

**Re: Letter of Intent for PUD Amendment and Parking Waiver
North Haven Affordable Housing Project**

To Whom it May Concern:

On behalf of Ulysses Development Group (“Ulysses”), please accept this Letter of Intent for a proposed multifamily affordable housing project on a portion of APN 139-16-411-002 generally located north of Carey Avenue and west of Martin Luther King Boulevard in the City of North Las Vegas (“City”).

Project Overview

Ulysses is proposing to develop a best-in-class affordable housing community in the mixed-used healthcare and residential development known as the North Haven project. A development agreement restricts the permitted land uses within the North Haven project to, among other things, an independent living facility; an assisted living facility; a community based health care clinic; affordable housing units; and other healthcare related uses. Ulysses is seeking approval to develop the affordable housing component of the project on 6.0 acres of the roughly 18-acre North Haven property.

The new development will provide 150 units of affordable housing, ranging from 1-4 bedrooms in size allowing the property to serve larger family households in the community. Over 47,000 square feet (i.e., 1.08 acres, roughly a fifth of the 6.0-acre site) will be devoted to open space and amenities for the use and enjoyment of the residents, including a furnished clubhouse and kitchen, fitness center, business center, and on-site management leasing offices. Outdoor amenities will include a centralized community courtyard area featuring large open green space, outdoor sports courts, an outdoor swimming pool, and a playground, complimented by grilling areas and a seating pavilion.

mcdonaldcarano.com

100 West Liberty Street • Tenth Floor • Reno, Nevada 89501 • P: 775.788.2000
2300 West Sahara Avenue • Suite 1200 • Las Vegas, Nevada 89102 • P: 702.873.4100



All apartment units will be outfitted with in-unit laundry equipment, stainless steel appliances, hard stone countertops, balconies & patios, walk-in closets, and central heating and air conditioning. The property will also be outfitted with a solar array system to reduce energy costs and promote sustainability within the community.

Need for Affordable Housing

According to the National Low Income Housing Coalition (NLIHC), Nevada was short almost 84,000 affordable units for extremely low-income renters (i.e., those earning 30% or less of the area median income) last year. In addition, a NLIHC report from 2023 found that Nevada had the worst affordable housing crisis in the country, with only 13 affordable housing units available for every 100 extremely low-income household renters.

Last year the Review Journal reported that roughly 115 people are moving to Clark County every day, putting extra pressure on a region already seeing a shortage of affordable housing. With major projects in the pipeline like NLV Village and the Helios Medical Campus anticipated to generate a combined total of 11,000 jobs for North Las Vegas residents, the availability for affordable housing will continue to be an important factor for promoting economic growth in the City.

The affordable housing component of the North Haven project has the potential to make a meaningful impact on housing affordability in North Las Vegas. Apartments at the community will be restricted to residents earning less than 30%, 60%, or 70% of area median income (AMI). The income restrictions and rent restrictions for the project are copied below for reference.

Income Restrictions			
Household Size	Income Limit - 30%	Income Limit - 60%	Income Limit - 70%
1 person	\$18,210	\$36,420	\$42,490
2 Person	\$20,790	\$41,580	\$48,510
3 Person	\$23,400	\$46,800	\$54,600
4 Person	\$25,980	\$51,960	\$60,620
5 Person	\$28,080	\$56,160	\$65,520
6 Person	\$30,150	\$60,300	\$70,350

Rent Restrictions			
Unit Type	Rent Limit - 30%	Rent Limit - 60%	Rent Limit - 70%
One Bedroom	\$487	\$975	\$1,137
Two Bedroom	\$585	\$1,170	\$1,365
Three Bedroom	\$675	\$1,351	\$1,576
Four Bedroom	\$753	\$1,507	\$1,758

PUD Amendment

The current PUD zoning and MU-C land use designation for the North Haven property were approved in 2021 in connection with a proposal for a 35,000-sf pediatric care facility at the southerly end of the property. A PUD amendment is required to make changes to the master site plan for the North Haven property, including changes to the size and location of the proposed land uses within the PUD.

The project satisfies the review criteria for PUD approval under Section 17.12.070(D)(3)(iii) of the Code:

(1) The PUD addresses a unique situation, confers a substantial benefit to the City, or incorporates creative site design such that it achieves the purposes of this Code and represents an improvement in quality over what could have been accomplished through strict application of the otherwise applicable district or development standards.

The North Haven property, formerly known as Buena Vista Springs, was acquired by the City in 2011 with Neighborhood Stabilization Program funds and later demolished with the goal of eliminating blight on the neighborhood. The North Haven project was subsequently established by a development agreement with SARGEM Management LLC to address issues of community stability and revitalization, namely, access to health care facilities and increased housing choices. As amended, the PUD will continue to support the same goals and objectives as the original PUD.

(2) The PUD is consistent with the Future Land Use Map of the Comprehensive Master Plan and the purposes of this Code;

The Mixed-Use – Commercial designation in the Comprehensive Master Plan allows residential densities of up to 25/units per acre. With 150 units on 6.0 acres, the project has a density of exactly 25 units/ per acre.

(3) The PUD is consistent with the development standards in Section 17.24;

The project satisfies all development standards in Section 17.24 of the Code, with the exception of off-street parking. As discussed below, a waiver is requested to allow for a 15% reduction in the number of required parking spaces.

(4) Facilities and services (e.g., roads and transportation, water, gas, electricity, police and fire protection, and sewage and waste disposal) are available to serve the subject property while maintaining adequate levels of service to existing development.

The entire 17.6-acre North Haven property was previously used for a large multi-family housing complex that did not survive the great recession. The City demolished all structures after acquiring the property from the bank that foreclosed on it. The pre-existing utilities are still

available to serve the property. In addition, the project has close proximity to fire and police services, as well as close proximity to transit and bus lines.

(5) The PUD is not likely to result in significant adverse impacts upon the natural environment.

As a redevelopment site, there are no environmental conditions or natural resources around the property that could be adversely impacted by the project. A Phase I Environmental Site Assessment prepared for Ulysses by Universal Engineering Sciences found there were no environmental conditions for the subject site.

(6) The PUD is not likely to result in significant adverse impacts upon other property in the vicinity of the subject tract.

The project is buffered from the single-family residential subdivisions to the east by a 60-foot right-of-way, in addition to landscape buffers ranging from 15-20 feet along the site perimeter. The buildings will be encircled with parking areas and set back even further from the streets by large open space areas. The total separation between the buildings and the nearest single-family residence will be 175 feet. The traffic study approved with the original PUD demonstrates that existing streets and related infrastructure are adequate to serve the PUD without creating adverse traffic patterns.

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

As noted above, a development agreement restricts the uses of the North Haven property to an independent living facility; an assisted living and memory care facility; up to 1.25 acres of retail stores; a community based health care clinic; affordable housing units; and other healthcare related uses such as a surgery center, medical offices, and skilled care for pediatric individuals. These uses are deemed to be compatible based on the City's prior approval of the development agreement.

In addition, a traffic study prepared by Lochsa Engineering in 2021 indicates that, based on the expected trip generation for the proposed land uses within the PUD, traffic levels are projected to remain within acceptable tolerance levels, and as such no additional traffic improvements are being required in the area as a result of the PUD amendment

Parking Waiver

A waiver is requested to allow for 281 parking spaces where 331 are required (i.e., a 15% reduction). This qualifies as a "minor waiver" under Section 17.12.070(L) of the Code and may be permitted in exchange for certain compensating benefits.

Ulysses is proposing to provide twice the required number of bicycle spaces in accordance with Section 17.24.040.H in addition to bicycle lockers. From the menu of compensating benefits outlined in the Code, additional bicycle parking is the most logical compensating benefit for a parking waiver. Please reference the architectural site plan for the project for the specific location and design of these proposed compensating benefits.

It is also worth noting that the parking provided by this project satisfies the parking requirements in each of the other major jurisdictions in Southern Nevada. The table below shows the parking requirements in each jurisdiction:

Multi-Family Parking Standards – By Jurisdiction				
	North Las Vegas	Clark County	City of Henderson	City of Las Vegas
1 Bedroom	1.5	1	1.5	1.25
2 Bedroom	2	1.75	2	1.75
3 Bedroom	2.5	1.75	2	2
4 Bedroom	2.5	1.75	2	2
Guest	1 per 4 units	1 per 5 units		1 per six units

The following table shows the parking required in each jurisdiction based on the specific unit counts for the project:

Project Parking Requirements – By Jurisdiction				
	North Las Vegas	Clark County	City of Henderson	City of Las Vegas
1 Bedroom	93	62	93	78
2 Bedroom	80	70	80	70
3 Bedroom	80	56	64	64
4 Bedroom	40	18	32	32
Guest	38	30	0	25
TOTALS	331	246	269	269

A reduction in the parking requirements is justified by the community benefits the project promises to provide. Strict compliance would eliminate 21 affordable housing units from the community, undermining the Comprehensive Master Plan's policies specifically aimed at promoting infill development and increased housing choice in the South District. In addition, based on experience in other jurisdictions in Southern Nevada, 281 parking spaces should be sufficient for this type of project.

Conclusion

If these requests are approved, Ulysses expects to break ground sometime in the fourth quarter of 2024, and expects to complete construction of the affordable housing community by year end 2026.

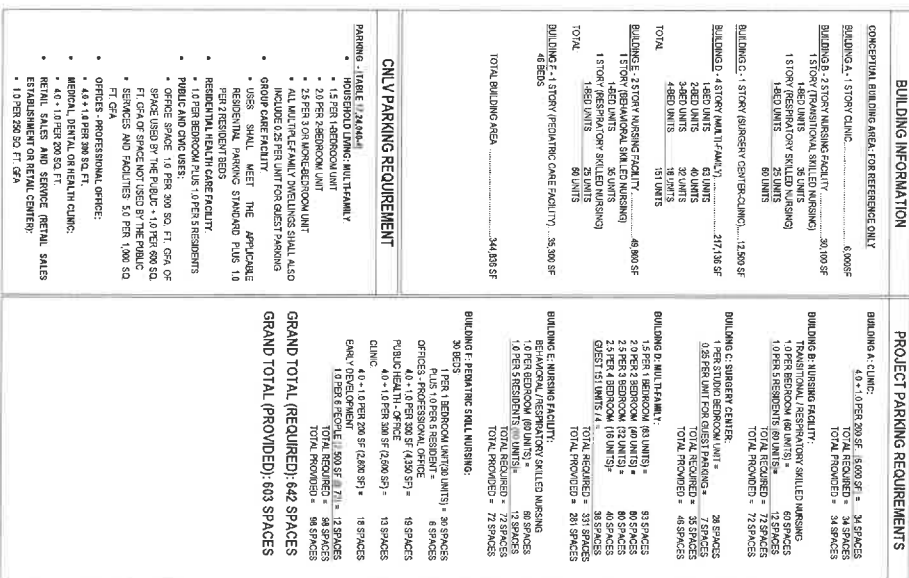
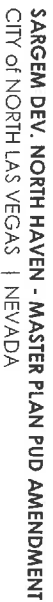
If you have any questions about the project, please do not hesitate to contact me.

Very truly yours,

McDONALD CARANO LLP



J. Christopher Molina



02/21/24

© COPYRIGHT 2024, PERLMAN ARCHITECTS, LLC
THIS IS AN EXCEPTED, IN NATURE AND NO LIABILITY OF IT ACTING AS A

VICINITY MAP
1/64" = 1'0"PLANNED UNIT DEVELOPMENT
(PUD)
(NOT A PART)

SITE PLAN (4-STORY, 150 UNITS)

NORTH HAVEN APARTMENTS
CORNER OF W. CARTIER AVE. & MILK BLVD.



ULYSSES
DEVELOPMENT
GROUP

SITE INFORMATION




[illegible]

Scale: 1" = 30'

PROJECT NO: 923060 02/21/24

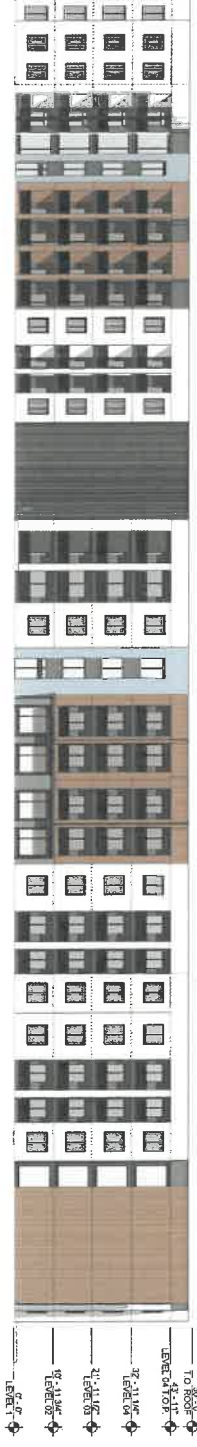


MATERIAL LEGEND

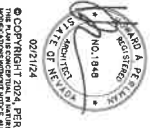
-  FIBER CEMENT BOARD
CLEAN FINISH
-  STUCCO COLOR:
SW 7757
HIGH REFLECTIVE WHITE
-  STUCCO COLOR:
SW 9152
LIGHT RAIN



NORTH ELEVATION



EAST ELEVATION



002124
© COPYRIGHT 2024, PERLMAN ARCHITECTS, LLC
THIS ARCHITECTURAL DRAWING IS THE PROPERTY OF PERLMAN ARCHITECTS, LLC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM PERLMAN ARCHITECTS, LLC.



ELEVATIONS

NORTH HAVEN APARTMENTS
CORNER OF W. CARTIER AVE. & MLK BLVD.

PROJECT NO 82390 002124



MATERIAL LEGEND



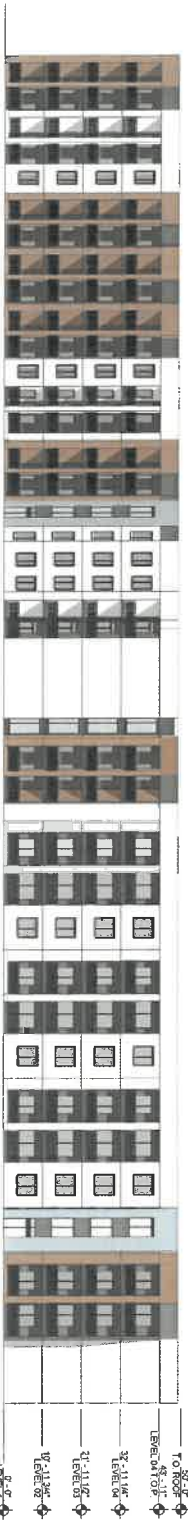
FIBER CEMENT
BOARD
CEDAR FINISH



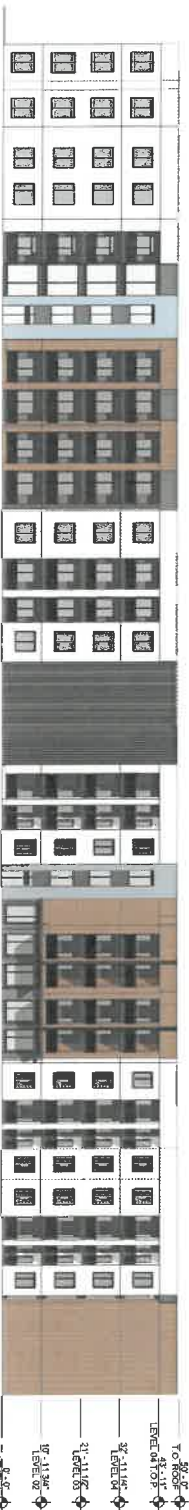
STUCCO COLOR:
SW 7757
HIGH REFLECTIVE WHITE



STUCCO COLOR:
SW 9152
LIGHT RAIN



NORTHWEST ELEVATION



SOUTHEAST ELEVATION

ELEVATIONS

NORTH HAVEN APARTMENTS

CORNER OF W. CARTIER AVE. & MLK BLVD.



0027124
© COPYRIGHT 2004, PERLMAN ARCHITECTS, LLC
THIS PLAN IS THE PROPERTY OF PERLMAN ARCHITECTS, LLC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. NO PART OF THIS PLAN IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM PERLMAN ARCHITECTS, LLC.



PROJECT NO 92386 0027124

ORDINANCE NO. 3184

AN ORDINANCE RELATED TO ZONING; RECLASSIFYING APPROXIMATELY 73.03 ACRES FROM C-2, GENERAL COMMERCIAL DISTRICT AND C-3, GENERAL SERVICE COMMERCIAL DISTRICT, TO A PUD, PLANNED UNIT DEVELOPMENT DISTRICT, (ZN-06-2023, RANCHO AND LAKE MEAD) FOR PROPERTY LOCATED NORTHEAST AND SOUTHEAST CORNERS OF RANCHO DRIVE AND LAKE MEAD BOULEVARD AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

WHEREAS, the rezoning is consistent with the Comprehensive Plan; and

WHEREAS, the Council determines that the amendment will not adversely affect the health and general welfare; and,

WHEREAS, according to Paragraph B of Section 70 of Chapter 12 of Title 17 of the North Las Vegas Municipal Code, the City Council may, by ordinance, reclassify property.

NOW THEREFORE, the City Council of the City of North Las Vegas does ordain:

SECTION 1: In accordance with the provisions of Ordinance No. 3184, the following described parcel of land shall be reclassified as follows:

The PUD, Planned Unit Development District (ZN-06-2023, Rancho and Lake Mead),

THE FOLLOWING PROPERTY DESCRIBED TO WIT:

LEGAL DESCRIPTION

Assessor's Parcel Numbers: 139-19-501-009, 139-19-502-001 and 139-19-602-001

THAT PARCEL OF LAND BEING A PORTION OF THE NORTHWEST QUARTER (NW ¼) AND OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 19, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF NORTH LAS VEGAS, CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST (NW) CORNER OF THE NORTHEAST QUARTER (NE ¼) OF SAID SECTION 19; THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER (NE ¼) OF SAID SECTION 19, NORTH 89°32'59" EAST 835.29 FEET SAME LINE BEING THE CENTER LINE OF CAREY AVENUE; THENCE DEPARTING SAID CENTER LINE SOUTH 00°27'01" EAST 50.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF CAREY AVENUE, SAME BEING THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00°27'01" EAST 335.00 FEET ALONG THE WEST PROPERTY LINE OF PARCEL ONE (1) OF THE PARCEL MAP IN FILE 92, PAGE 34 OF CLARK COUNTY OFFICIAL RECORDS; THENCE NORTH 89°32'59" EAST 397.00 FEET ALONG THE SOUTH PROPERTY LINE OF PARCEL ONE (1) OF SAID PARCEL MAP RECORDED IN FILE 92, PAGE 34 OF CLARK COUNTY OFFICIAL RECORDS; THENCE SOUTH 00°27'01" EAST 708.37 FEET ALONG THE WEST PROPERTY LINE OF PARCEL TWO (2) OF PARCEL MAP IN FILE 92, PAGE 34 OF CLARK COUNTY OFFICIAL RECORDS TO A POINT ON THE NORTH RIGHT OF WAY OF LAKE MEAD

Ordinance No. 3184

BOULEVARD, SAME POINT BEING ON A NON TANGENT CURVE WHERE THE RADIUS POINT BEARS SOUTH 32°26'24" WEST, HAVING A 1550.00 FEET RADIUS, CONCAVE TO THE SOUTH; THENCE CURVING TO THE LEFT ALONG SAID CURVE AN ARC LENGTH OF 1179.13 FEET THROUGH A CENTRAL ANGLE OF 43°35'12" TO A POINT OF REVERSE CURVATURE WHERE THE RADIUS POINT BEARS NORTH 11°08'48" WEST, HAVING A RADIUS OF 54.00 FEET, CONCAVE TO THE NORTH; THENCE CURVING TO THE RIGHT ALONG SAID CURVE, AN ARC LENGTH OF 60.73 FEET THROUGH A CENTRAL ANGLE OF 64°26'23" TO A POINT ON THE EAST RIGHT OF WAY LINE OF RANCHO DRIVE; THENCE ALONG SAID EAST RIGHT OF WAY NORTH 36°42'25" WEST 885.37 FEET TO A POINT OF TANGENCY OF A 54.00 FEET RADIUS, CONCAVE TO THE EAST; THENCE CURVING RIGHT ALONG SAID CURVE AN ARC LENGTH OF 118.89 FEET THROUGH A CENTRAL ANGLE OF 126°08'36" TO A POINT ON THE SOUTH RIGHT OF WAY OF CAREY AVENUE; THENCE ALONG SAID RIGHT OF WAY NORTH 89°26'11" EAST 432.51 FEET; THENCE NORTH 89°32'59" EAST 833.61 FEET TO THE POINT OF BEGINNING.

(THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION PREVIOUSLY APPEARED IN THAT CERTAIN DEED RECORDED JUNE 17, 2011, AS DOCUMENT NO. 20110617-0002592, OF OFFICIAL RECORDS.)

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF NORTH LAS VEGAS BY GRANT DEED RECORDED FEBRUARY 26, 2004 IN BOOK 20040226 AS DOCUMENT NO. 01463 OF OFFICIAL RECORDS.

AND

LOT TWO (2) AS SHOWN IN FILE 66 OF PARCEL MAPS, PAGE 11, RECORDED AUGUST 28, 1990 IN BOOK 900828 AS INSTRUMENT NO. 00879, OFFICIAL RECORDS;

TOGETHER WITH THAT PORTION OF CORAN LANE (FORMERLY KNOWN AS EAST LAKE MEAD BOULEVARD) AS DESCRIBED IN ORDER OF VACATION DATED DECEMBER 15, 1999 BY THE CITY COUNCIL OF THE CITY OF NORTH LAS VEGAS, RECORDED FEBRUARY 7, 2000 IN BOOK 20000207 AS INSTRUMENT NO. 00411, OFFICIAL RECORDS, WHICH WOULD PASS BY OPERATION OF LAW.

EXCEPTING THEREFROM THAT PORTION OF SAID LOT TWO (2) LYING NORTHERLY OF THE SOUTHERLY RIGHT OF WAY LINE OF LAKE MEAD BOULEVARD (100 FEET WIDE) REALIGNMENT AND ANY PORTION OF SAID LAND LYING WITHIN ANY PUBLIC ROADS AS CONVEYED IN THAT GRANT DEED RECORDED JANUARY 25, 1991 IN BOOK 910125 AS INSTRUMENT NO. 00903, OFFICIAL RECORDS.

FURTHER EXCEPTING THEREFROM THAT PORTION DEEDED TO THE CITY OF NORTH LAS VEGAS BY DEEDS RECORDED MAY 10, 2000 IN BOOK 20000510 AS INSTRUMENT NOS 01793 AND 01794 AND THEREAFTER RE-RECORDED SEPTEMBER 10, 2007 IN BOOK 20070910 AS INSTRUMENT NOS. 01050 AND 01051, OFFICIAL RECORDS.

FURTHER EXCEPTING THEREFROM THAT PORTION AS DEDICATED FOR RIGHT OF WAY TO THE CITY OF NORTH LAS VEGAS BY QUITCLAIM DEED RECORDED NOVEMBER 8, 2007 IN BOOK 20071108 AS INSTRUMENT NO. 01378, OFFICIAL RECORDS.

FURTHER EXCEPTING THEREFROM THAT PORTION AS DEDICATED FOR RIGHT OF WAY TO THE CITY OF NORTH LAS VEGAS BY QUITCLAIM DEED RECORDED NOVEMBER 8, 2007 IN BOOK 20071108 AS INSTRUMENT NO. 01379, OFFICIAL RECORDS.

SECTION 2: The Planned Unit Development District (PUD) herein is subject to the development standards and requirements of the North Las Vegas Municipal Code as well as the following conditions of approval:

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 Final Development Plan for each phase of development is required and shall be approved by the Planning Commission.
3. Prior to submitting the first Final Development Plan, the applicant shall provide an updated Preliminary Development Plan that identifies the Pedestrian Priority Areas and pedestrian connectivity for Sites A & B and Sites C & D for administrative review and approval.
4. The architectural theme for the entire commercial portion of the site will be established with the first phase of commercial development. Consequently, the associated Final Development Plan shall include all of the necessary details for that review.
5. For the commercial/mixed-use areas of the development (Sites A, B, and C) the C-2, General Commercial District for permitted, conditional, and special uses shall apply with the following uses identified as principally permitted:
 - Three (3) Beer-Wine-Spirit Based Products "On Sale" liquor licenses
 - Three (3) Full "On Sale" liquor licenses
 - One (1) Restricted Gaming "On Sale" liquor license
 - Tourism: One (1) Hotel or Motel
 - Indoor Recreation and Entertainment:
 - One (1) Ice Skating Facility (containing two Ice Skating Rinks)
 - One (1) Indoor Recreation Center
 - Outdoor Recreation and Entertainment:
 - One (1) Outdoor Recreational Use Facility that may include Retail Sales Establishments
 - One (1) Convenience Food Store (with or without gas pumps)
 - One (1) Vehicle Washing Establishment
 - One (1) Child Care Center
 - Public Institutions: One (1) Vocational School
6. For the residential component(s) within the commercial/mixed-use areas of the development (Sites A, B, and C) R-3, Multi-Family Residential District standards shall apply. Multi-family open space shall be provided in accordance with *City of North Las Vegas Municipal Code* section 17.24.020.C.2.c.

7. The total number of residential dwelling units shall not exceed 665.
8. Appropriate mapping is required to complete this project. All mapping shall be in compliance with NRS Chapter 278, the *City of North Las Vegas Municipal Code*, and associated master plans in effect at the time of map approval.
9. The applicant shall coordinate with the Clark County Department of Aviation and is subject to *City of North Las Vegas Municipal Code* section 17.16.050.K. *Airport Protection Height Limits*.

Public Works:

10. All known geologic hazards shall be shown on the preliminary development plan, tentative map and the civil improvement plans. Geological hazards such as fault lines or fissures affecting residential structures may substantially alter the tentative map layout and require the submission of a revised tentative map which must be approved by the City prior to final approval of the civil improvement plans. The footprint of proposed structures shall be plotted on all lots impacted by faults and/or fissures and a minimum width of five (5) feet shall be provided from the edge of any proposed structure to the nearest fault and/or fissure.
11. Approval of a drainage study is required prior to submittal of the civil improvement plans.
12. 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. A queuing analysis may be required. The traffic study shall analyze and determine the type of traffic control necessary along Lake Mead Boulevard subject to City approval. All Lake Mead Boulevard and Carey Avenue driveways and access points shall provide right turn bays.
13. 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.
14. The project shall provide a bus turnout and loading pad and shelters on Lake Mead Boulevard east of Ranch Drive and on Carey Avenue east of Rancho Drive in accordance with Uniform Standard Drawing 234.1 and 234.2. The project may be required to provide additional bus turnouts and loading pads and shelters on Lake Mead Boulevard east of proposed project driveways.
15. The public street geometrics, width of over-pave and thickness of the pavement sections will be determined by the Department of Public Works.
16. The property owner is required to grant a roadway easement for commercial driveway(s) and where public and private streets intersect.

17. The property owner is required to grant a sidewalk easement for sidewalk located within a common element, or on private property, when that sidewalk is providing public access adjacent to the right-of-way.
18. A revocable encroachment permit for landscaping within the public right-of-way is required, if applicable.
19. 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.

For Residential only:

20. Proposed residential driveway slopes shall not exceed twelve percent (12%).
21. All residential driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 222.
22. All common elements shall be labeled and are to be maintained by the Home Owners Association.
23. This development must comply with the City of North Las Vegas *Private Streets Policy for Residential Development*, including the guest parking requirements. No street parking will be allowed within the sight visibility zone of any intersection. Parallel parking spaces shall be 9 feet by 20 feet per Title 17 of the City's municipal code. Revisions to the site plan may be necessary.

SECTION 3: NON-INFRINGEMENT OF RIGHTS. The City Council of the City of North Las Vegas has been informed by the City Attorney as to the constitutionality of this ordinance and based upon such information we are adopting this ordinance in good faith with a reasonable belief that the actions taken by the City of North Las Vegas are not in violation of any rights, privileges, or immunities secured by the laws providing for equal rights of citizens or persons.

SECTION 4: SEVERABILITY. If any section, paragraph, clause or provision of this Ordinance shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall in no way affect the validity and enforceability of the remaining provisions of this Ordinance.

SECTION 5: EFFECTIVE DATE. This Ordinance shall become effective after its passage by the City Council of the City of North Las Vegas and, after such passage by the City Council, publication once by title in a newspaper qualified pursuant to the provisions of Chapter 238 of NRS, as amended from time to time.

SECTION 6: PUBLICATION. The City Clerk shall cause this Ordinance, immediately
Ordinance No. 3184

following its adoption, to be published once by title, together with the names of the Council Members voting for or against passage, in a newspaper qualified pursuant to the provisions of Chapter 238 of NRS, as amended from time to time.

PASSED AND ADOPTED THIS 16 day of August, 2023.

AYES: Mayor Goynes-Brown, Mayor Pro Tempore Black, Council members Barron, Cherchio and Garcia-Anderson

NAYS: None

ABSENT: None

APPROVED:



PAMELA A. GOYNES-BROWN, MAYOR

ATTEST:



JACKIE RODGERS
CITY CLERK

CITY OF NORTH LAS VEGAS PLANNING COMMISSION AND CITY COUNCIL RECOMMENDATIONS / COMMENTS

FROM: CLARK COUNTY DEPARTMENT OF AVIATION

APPLICATION: FDP-000001-2024

PROJECT: MULTI FAMILY, 425 UNITS

LOCATION: 139-19-602-002

MEETING DATE: MARCH 13, 2024, PLANNING COMMISSION, APRIL 3, 2024, CITY COUNCIL

COMMENTS:

Federal Aviation Regulations (14 CFR, Part 77) and North Las Vegas Code (Section 17.16.050.K) requires that the Federal Aviation Administration (FAA) be notified before the construction or alteration of any building or structure that will exceed a slope of 100:1 for a distance of 20,000 feet from the nearest point of any airport runway or for any structure greater than 200 feet in height. Such notification allows the FAA to determine what impact, if any, the proposed development will have upon aircraft operations, and allow the FAA to determine whether the development should be obstruction marked or lighted.

The proposed development would exceed the 100:1 notification requirement or is greater than 200 feet in height.

The proposed development lies just outside the AE-60 (60-65 DNL) noise contour for North Las Vegas Airport (VGT), and is subject to significant aircraft noise and continuing over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade VGT to meet future air traffic demand, and nighttime operations may and will continue to occur at VGT.

- **Applicant is required to file FAA form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA.**
- Applicant is advised that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments. Applicant is advised that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA.
- No structure greater than 35' in height shall be permitted to be erected or altered that

would constitute a hazard to air navigation, or would result in an increase to minimum flight altitudes during any phase of flight, or would otherwise be determined to pose a significant adverse impact on airport or aircraft operations.

- Per ZN-000006-2023 and AMP-000005-2023, due to close proximity to airport runways (VGT) and associated aircraft overflights, applicant must submit a plan to the Clark County Department of Aviation (DOA) addressing lighting, glare, graphics, etc. Before building permits can be issued, applicant must receive written approval of said plan from the DOA Airspace Manager, 702-261-5789, which may include its own conditions for approval. This condition would apply to all associated design reviews, final development plans, site plan reviews, etc.
- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at landuse@lasairport.com, is strongly encouraged. Additionally, the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998, and funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

North Haven Apartments

Neighborhood Meeting

5:30pm on February 21, 2024

Location: Pearson Community Center (1625 W Carey Ave, Las Vegas, NV 89106)

Chris Molina introduced the location of 18-acre PUD project to a group 10-15 residents, officials and professionals. Ryan Watt then followed with an in-depth description of the 6-acre multifamily project. There will be 150 dwelling units on 4-stories with an open courtyard. The amenities to be provided include a clubhouse with multipurpose rooms, apartment community swimming pool and sport courts. There will be the option of 1-4 bedrooms units with luxury flooring and in-unit washer and dryer.

A female resident asked where exactly is the project location and which side of Morton Ave will it be located? The response was that it is located on the west of Morton Ave while Carey Ave is to the south and Cartier Ave is to the north of the property.

Another resident asked why they were not notified about the neighborhood meeting for this project? In response, Ryan stated that the mailings were only sent to residents that were "within 800 feet vicinity of the project."

It was mentioned that the project will not be public housing but affordable housing. Lowered rates on apartment rent. Section 42 program was mentioned. There is a \$975 rent restriction and salary min \$36,000 a year.

The surrounding areas are mostly single-family homes and a multifamily property. The property will need to request a parking waiver from NLV as it currently holds 281 spots. As applications are to be filed in April, construction is planned to begin at the end of 2024. The city committee has not provided funding.

Senator Dina Neal asked about the brief history of the site which Rick Damian, a North Las Vegas city official, was able to provide what he can recall. This site is near the historic Windsor Park neighborhood and Cibola Park.

Ryan/Chris(?) continued by stating that in 2021 there was a final agreement for affordable housing and in 2022 SARGEM became the owner. SARGEM went through approvals and proposed an affordable housing project at the north on Cartier Ave. The new site for affordable housing moved to what is being proposed today. Additional items to note is that this is not a special improvements district, the main entrance to the site is on Morten Ave, which is a privately owned street.

A man asked the final question to see if there are any elevations of the project, in response a conceptual elevation was provided.

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/FEE WHEN MAP REDUCED FROM 11X17 ORIGINAL.

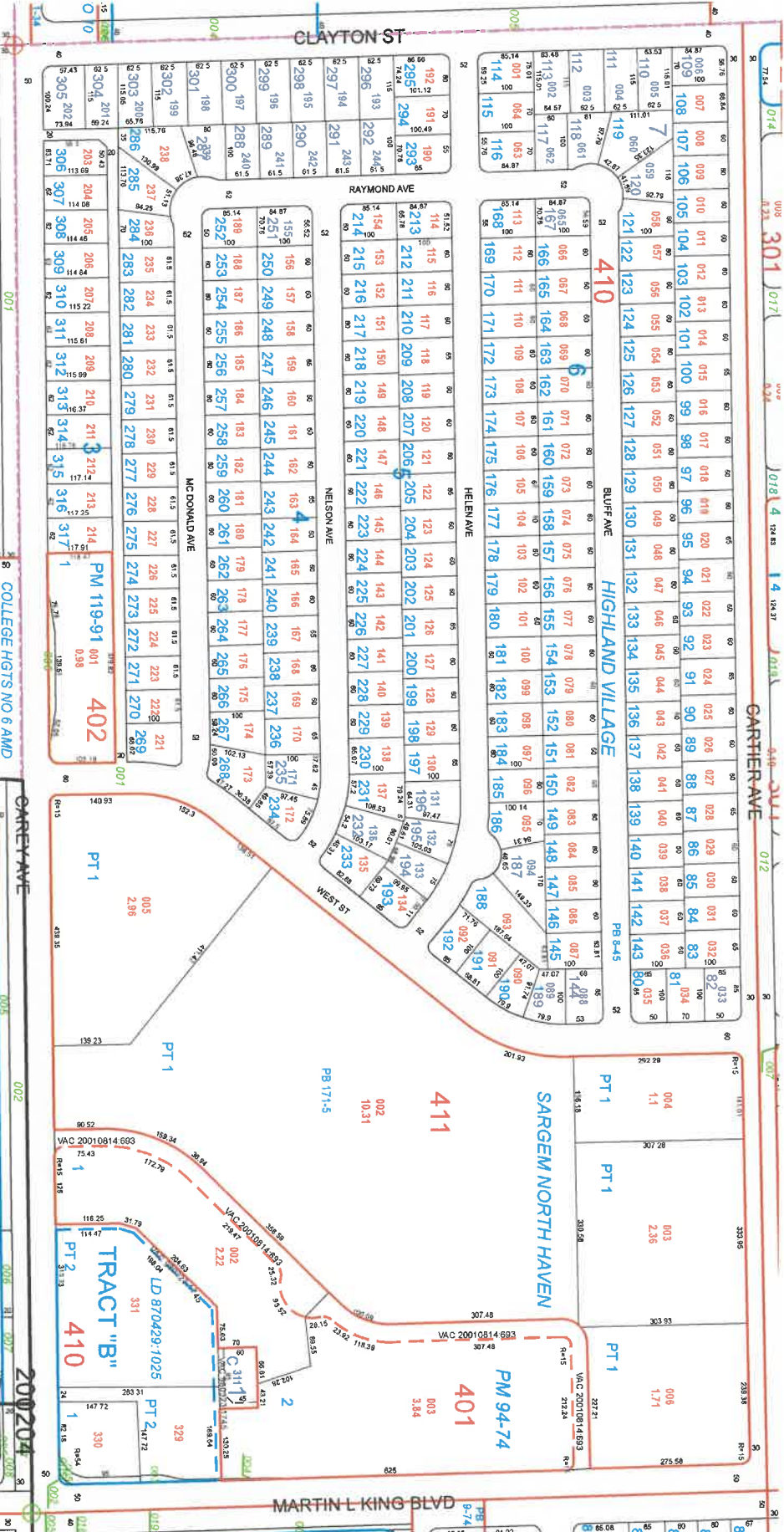
MAP LEGEND

- PARCEL BOUNDARY
PMD BOUNDARY
ROAD EASEMENT
MATCH/LEADER LINE
HISTORIC LOT LINE
HISTORIC SUB BOUNDARY
SECTION LINE
- 007 ROAD PARCEL NUMBER
001 PARCEL NUMBER
100 ACRES
202 PARCEL SUB/SEQ NUMBER
P8 24-45 PLAY RECORDING NUMBER
5 BLOCK NUMBER
615 GOV LOT NUMBER
- 007 ROAD PARCEL NUMBER
001 PARCEL NUMBER
100 ACRES
202 PARCEL SUB/SEQ NUMBER
P8 24-45 PLAY RECORDING NUMBER
5 BLOCK NUMBER
615 GOV LOT NUMBER

BOOK	T20S R61E	SEC.	16	MAP	S 2 SW 4	139-16-4
125	124	123	1	2	3	4
138	139	140	5	1	5	1
163	162	161	9	1	9	1

Rev.	1/2/2024	5	1	5	1
------	----------	---	---	---	---

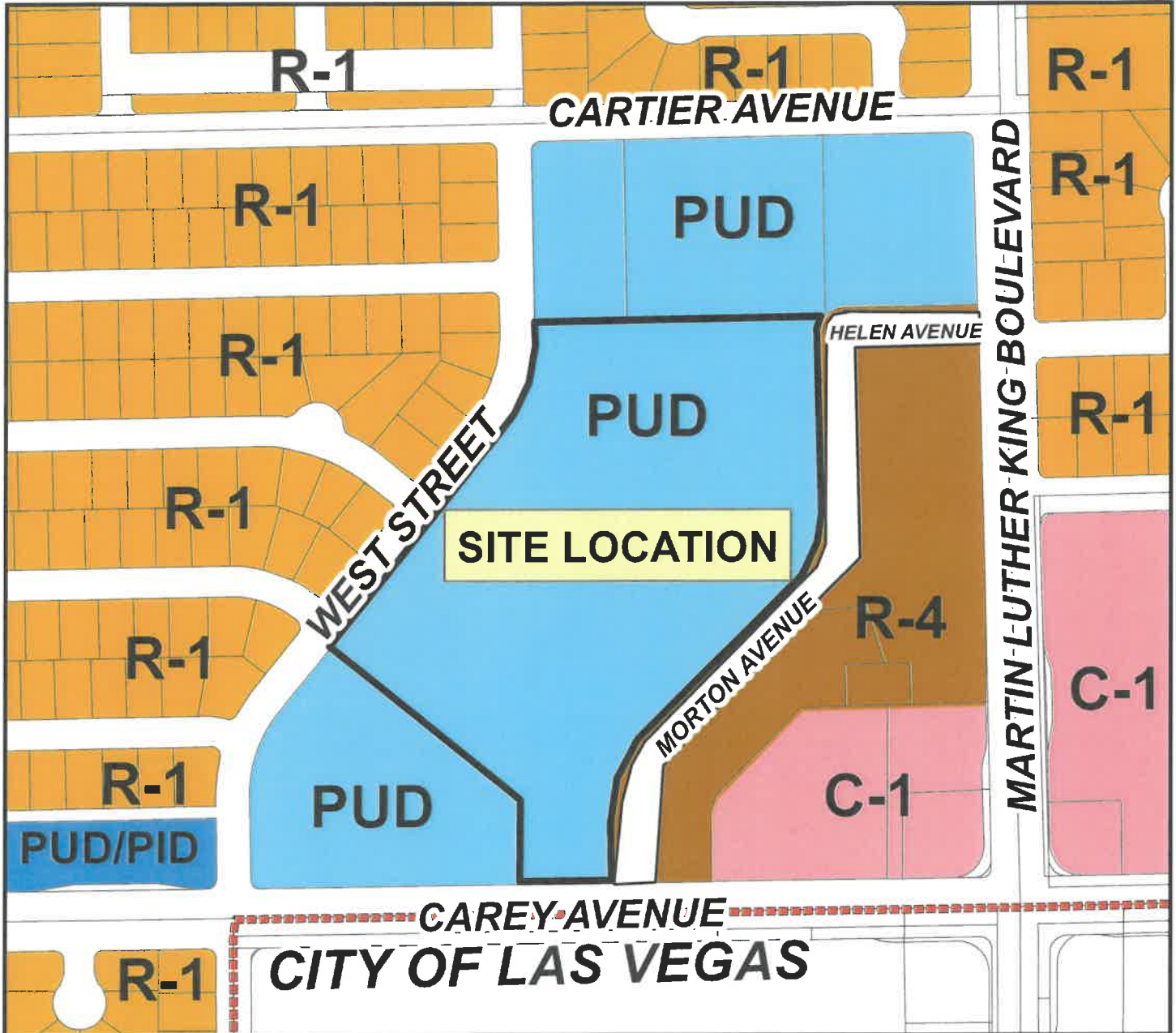
MAP	S 2 SW 4	139-16-4
1	2	3
4	5	6
7	8	9
10	11	12
13	14	15
16	17	18
19	20	21
22	23	24
25	26	27
28	29	30
31	32	33
34	35	36





THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: UDG NLV Owner LP
Application Type: Property Reclassification
Request: An Amendment to an Existing PUD (Planned Unit Development District) Consisting of a 150-Unit, Multi-Family Development
Project Info: Northeast corner of Carey Avenue and West Street
Case Number: ZN-10-2021

03/05/2024

