



November 6, 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:

*Emanuele Arguelles*  
*Principal*

On behalf of our clients, Clark County Real Property Management and Brinshore 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, maker spaces, outdoor plaza, offices, 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, restrooms, maker spaces, technology space and staff offices.

A 20,000 s.f. outdoor plaza will provide a space for community engagement, farmer's markets, art exhibitions, and other community supported events.

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.

Architecture | Planning | Sustainability



Generally, at least 36% of the commercial spaces would be vacant after business hours; and during business hours, more than 15% 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 the commercial uses and the project would satisfy the required bicycle parking. Fire apparatus access lanes have also been accommodated on-site. A Emergency Vehicle Access (EVA) gate will be provided on the North driveway on the west property line.

*Melvin Green*  
Principal

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

*Emanuele Arguelles*  
Principal

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 units. 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, efficient, and 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.

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 at the end.

Melvin Green, NCARB, APEC, NOMA  
Principal





# 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 2<sup>nd</sup> 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.

USGS THIS SCALE (SEE INVEN MAP) REDUCED FROM 1:117 ORIGINAL

MAP LEGEND

- Parcel Boundary
- Sub Boundary
- PM/D Boundary
- Road Easement Line
- Match Lot Line
- Historic Sub Boundary
- Historic PM/D Boundary
- Section Line
- Condominium Unit
- Air Space PCL
- Right of Way PCL
- Sub-Surface PCL
- PG 24-4 PLAT RECORDING NUMBER
- 5 LOT NUMBER
- 5 BLOCK NUMBER
- PG 4-13 GOV. LOT NUMBER
- 007 PARCEL NUMBER
- 001 ROAD PARCEL NUMBER
- 1.00 ACREAGE
- 202 PARCEL SUBSEC NUMBER
- PG 24-4 PLAT RECORDING NUMBER
- 5 LOT NUMBER
- 5 BLOCK NUMBER
- PG 4-13 GOV. LOT NUMBER

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

T205 R61E

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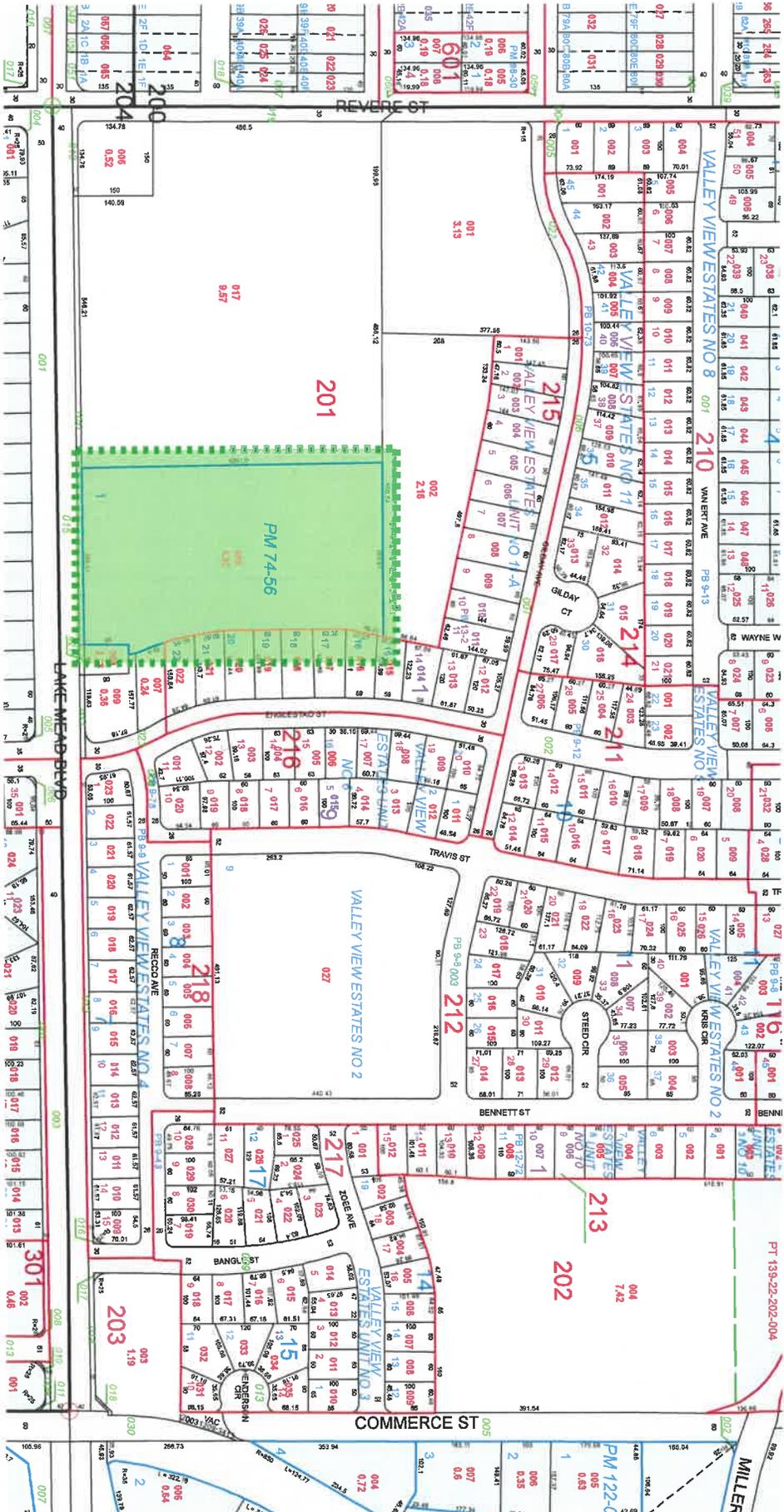
S 2 NW 4

139-22-2

BOOK	MAP	SECTION
125	124	123
138	139	140
163	162	161

Scale: 1" = 200'

Rev. 1/8/2019

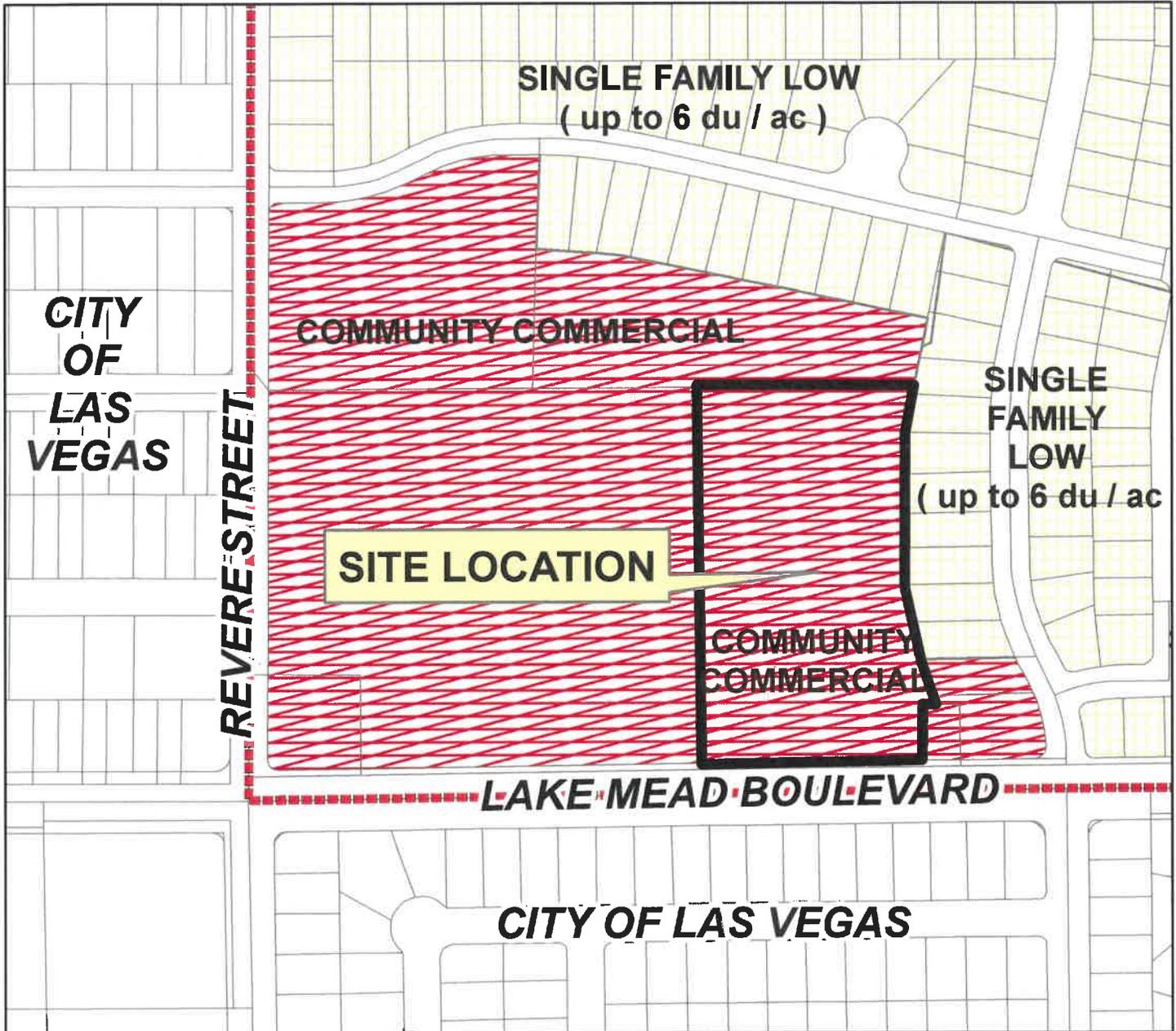


TAX DIST 250



# THE CITY OF NORTH LAS VEGAS

## Comprehensive Plan Map



Applicant: Clark County Real Property Management  
Application Type: Comprehensive Plan Amendment  
Request: Change from Community Commercial to Mixed-Use  
Neighborhood  
Project Info: North Side of Lake Mead Boulevard, 200 Feet West  
of Englestad Street  
Case Number: AMP-10-2023

11/07/2023

