

CITY OF NORTH LAS VEGAS INTEROFFICE MEMORANDUM

To: Duane McNelly, Principal Planner, Land Development & Community Services
From: Jimmy Love, Major Projects Coordinator, Department of Public Works
Subject: FDP-03-202 **Lake Mead & Englestad Microbusiness**
Date: March 12, 2024

The Department of Public Works recommends that this item comply with the conditions of approval for ZN-14-2023.

Jimmy Love

Digitally signed by Jimmy Love
DN: C=US, E=lovej@cityofnorthlasvegas.com,
O=City of North Las Vegas, OU=Development
& Flood Control, CN=Jimmy Love
Reason: I am the author of this document
Date: 2024.03.12 15:39:23-0700

Jimmy Love, Major Projects Coordinator
Department of Public Works



March 14, 2024

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

Emanuele Arguelles
Principal

To Whom it May Concern:

On behalf of our clients, Clark County Real Property Management and Brinshore Development LLC, KME Architects LLC is pleased to submit this application for a Final Development Plan Review for a Mixed-Use Development – Neighborhood project consisting of retail (19,798 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). On February 7, 2024 the application for ZN-14-2023 was approved to reclassify the current zoning to MUD-N, Mixed-Use Development – Neighborhood. Also approved on February 7, 2024 was application AMP-10-2023, which is the amendment to the comprehensive master plan to change the land use designation from community commercial to a mixed-use neighborhood. The County's vision is to develop retail, offices, maker spaces, an outdoor plaza, and affordable housing on the parcel.

The retail building's first floor will consist of a lobby, retail spaces for lease, elevators, and public restrooms. The second floor will include an adult learning suite, partnering offices, maker spaces, technology space, staff offices and restrooms. Also, on site there is going to be a total of 8 studio units, 28 1-bedroom units, 32 2-bedroom units, and 8 3-bedrooms units. This means a total of 76 residential units will be constructed on the north side of the property.

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Civic Plaza Location Justification:

An 11,238 s.f. Civic Plaza/neighborhood node is proposed for the retail development and apartment homes. The Civic Plaza will face Lake Mead Blvd and provide a pedestrian-friendly entrance that will draw customers into the retail portion of the commercial building. The space will also act as a catalyst for social interaction and economic development, by encouraging the public to come together to share ideas, build relationships, and work together.

Melvin Green
Principal

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.

Emanuele Arguelles
Principal

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

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/ neighborhood node 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, to help with privacy among the neighboring homes, we adjusted the residential building on the east side of the property to be placed 30' feet away from setback.

Parking will consist of approximately 198 parking spaces in total, including 11 handicapped accessible spaces. 129 parking spaces would be dedicated to residential uses and 40 parking spaces would be dedicated to commercial uses. The remaining 29 parking spaces would be shared between the two uses, thereby satisfying the parking requirements for each use. The proposed 29 shared parking spaces represent 42% of the commercial parking requirement and 19% of the residential parking requirement. The sharing of parking between the commercial and residential uses can be viable because many of the commercial spaces would be vacant after business hours; and during business hours, many of the residential parking would likely be vacant as those residents would be away at work. As such, the project hereby submits a Shared Parking Request in accordance with the provisions of NLVMC Sec. 17.24.040.J.3. In addition to vehicle parking, 1 loading space would be provided for commercial uses and the project would satisfy the required bicycle parking. Fire apparatus access lanes have also been

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accommodated on-site. An Emergency Vehicle Access (EVA) gate will be provided on the North driveway on the west property line.

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

By swapping the north Indian rosewood with the Red Push Chinese Pistache and adding planting behind the trash enclosures. Our landscaping plan has adhered to the Planning Commission meeting landscape comments dated December 13, 2023.

Melvin Green
Principal

Emanuele Arguelles
Principal

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

Thank you for your time and consideration.

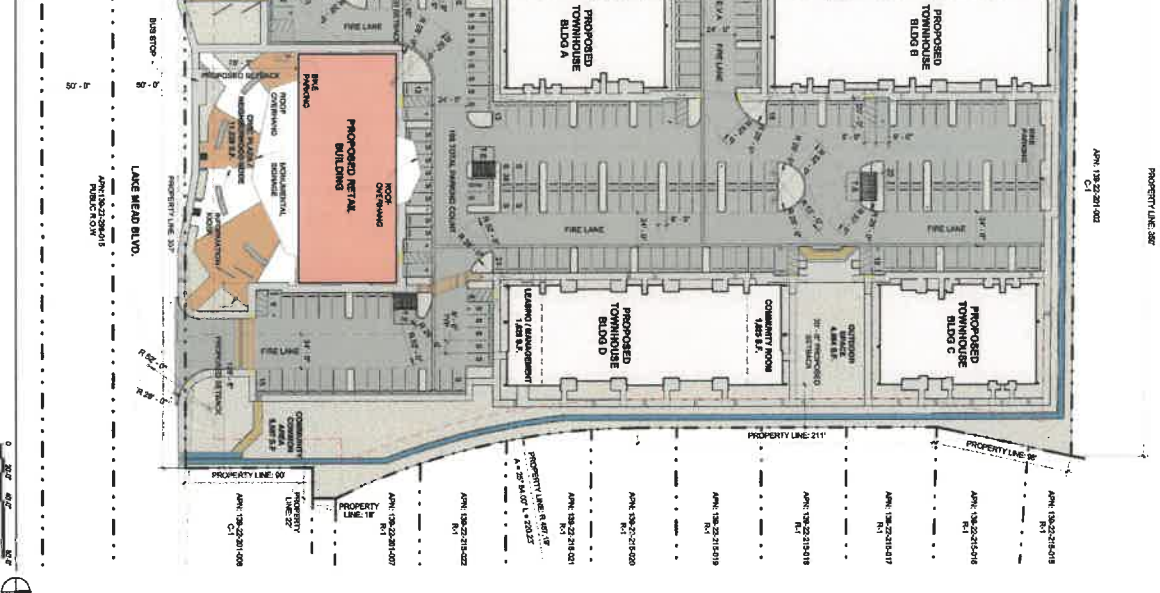
Please contact me with any questions you may have regarding this project.
Sincerely,

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

Melvin Green, NCARB, APEC, NOMA
Principal

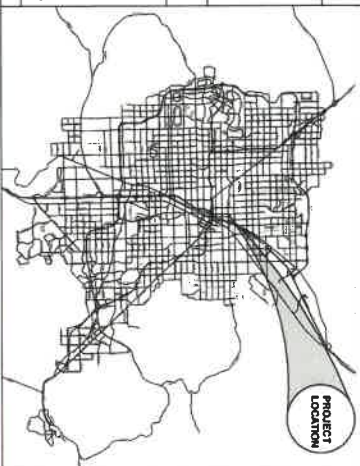
LAKE MEAD & ENGLESTAD MICROBUSINESS BUILDING SITE PLAN

1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 40'-0"



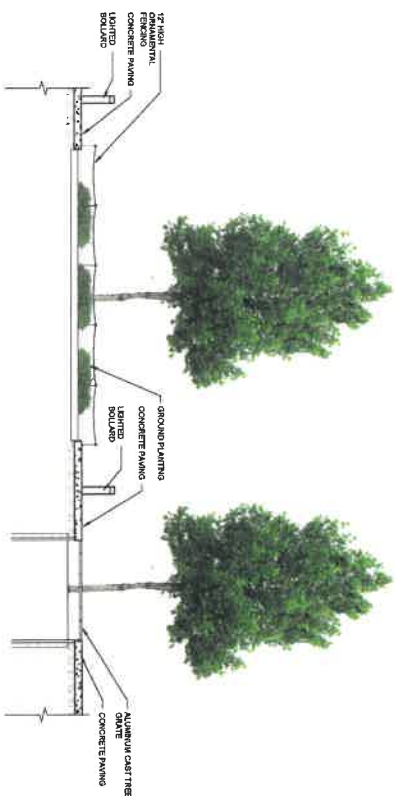
03-14-2024

SITE / BUILDING PROGRAM		DEVELOPMENT STANDARDS	
JURISDICTION	CITY OF NORTH LAS VEGAS	STANDARDS	REQUIRED
PARCEL NUMBER	199-22-031-005	DENSITY LIMIT	15.4 DU/AC
CURRENT ZONING	NEIGHBORHOOD COMMERCIAL (C-1)	MIN. BUILDING HEIGHTS	2-5 STORES
PROPOSED ZONING	MIXED USE DENSE COMFORT - NEIGHBORHOOD (MUD-N)	BUILDING HEIGHTS IN FEET	35 RES, 40' COM
LOT SIZE	4.82 AC.		28 RES, 38' COM
F.A.R. (FLOOR AREA RATIO) - RESIDENTIAL	0.39	SETBACKS	
F.A.R. FLOOR AREA RATIO - RETAIL	0.10	FROM PERMETER P. TO BUILDING	27'-0"
F.A.R. FLOOR AREA RATIO - RESIDENTIAL + RETAIL	0.48	FROM PERMETER P. ADJACENT TO SINGLE FAMILY	57'-0"
BLDG. HEIGHT		FROM PERMETER P. TO STREET (S) DRIVE ASILES	10'-0"
UNIT COUNT	18 UNITS PER ACRE (MAX)	FROM PERMETER P. TO STREET (S) DRIVE ASILES	18'-0"
SITE AREA (GROSS)	4.82 ACRES X 18 = 86 UNITS (MAXIMUM)	PRIORITY AREAS	15'-0"
RESIDENTIAL UNITS	8 STUDIOS (1,130 SF) 32 2-BEDROOMS (1,130 SF) 8 3-BEDROOMS (1,335 SF) PROPOSED: 78 UNITS = 71,420 SF + 4% CIRC. (5,894 SF) = 77,314 SF	EXCLUDES MINIMUM SETBACKS	25'-0"
RESIDENTIAL OPEN SPACE	78 UNITS * 40 SF PER UNIT PRIVATE BALCONIES, POOL, AREA, OUTDOOR TERRACE TOTAL RESIDENTIAL OPEN SPACE REQUIRED = 3,096 SF TOTAL RESIDENTIAL OPEN SPACE PROVIDED = 4,489 SF	PRIVATE COMMON OPEN SPACES	300 SF/10U
CLUBHOUSE	TOTAL SQUARE FOOTAGE = 1,653 SF	CIVIC PLAZA / NEIGHBORHOOD NODE	11,233 SF
RESIDENTIAL PARKING	78 UNITS TOTAL 8 STUDIOS 32 2-BEDROOMS 8 3-BEDROOMS 1 PER EACH 4 UNITS = 19.0	COMMUNITY COMMON AREA	5,897 SF
TOTAL PARKING SPACES REQUIRED =	197 SPACES	RESIDENTIAL COMMON AREA	4,494 SF
RETAIL		INDOOR AMENITIES	1,625 SF
RETAIL PAD 1	3,790 SF	TOTAL FOR 78 UNITS	22,800 SF
RETAIL PAD 2	3,381 SF	PRIVATE OPEN SPACES	40 SF/10U
LOBBY	2,148 SF	TOTAL FOR 78 UNITS	3,040 SF
RETAIL PARKING SPACES PROVIDED	9,296 SF	BIKE PARKING	0.000 SF
OFFICE & TECHNOLOGY		MULTIFAMILY @ 0.05/ROOM X	6.2
OFFICES & WORKER SPACES	6,047 SF	124 BEDROOMS	7
LOBBY OFFICE & TECHNOLOGY SPACE	1,493 SF	COMMERCIAL @ 15,000 SF X	6
OFFICE & TECHNOLOGY PARKING SPACES REQUIRED	10,892 SF		
10,892 SF * (4.1 SPACE PER EACH 300 SF.) =	30.0 SPACES		
CIVIC / OPEN SPACE			
CIVIC / OPEN SPACE PROVIDED	11,233 SF		
TOTAL BUILT AREA (RESIDENTIAL UNITS, CLUBHOUSE, RETAIL, OFFICE & TECHNOLOGY)	190,718 SF		
TOTAL OPEN SPACE (RESIDENTIAL OPEN SPACE, CIVIC / OPEN SPACE)	22,814 SF		
TOTAL PARKING SPACES REQUIRED (RETAIL, OFFICE & TECHNOLOGY, CIVIC / OPEN SPACE)	229.9		
TOTAL ACCESSIBLE PARKING SPACES PROVIDED = 11	11		
TOTAL PARKING SPACES PROVIDED	32,878 SF		
TOTAL DEVELOPMENT	184,796 SF		

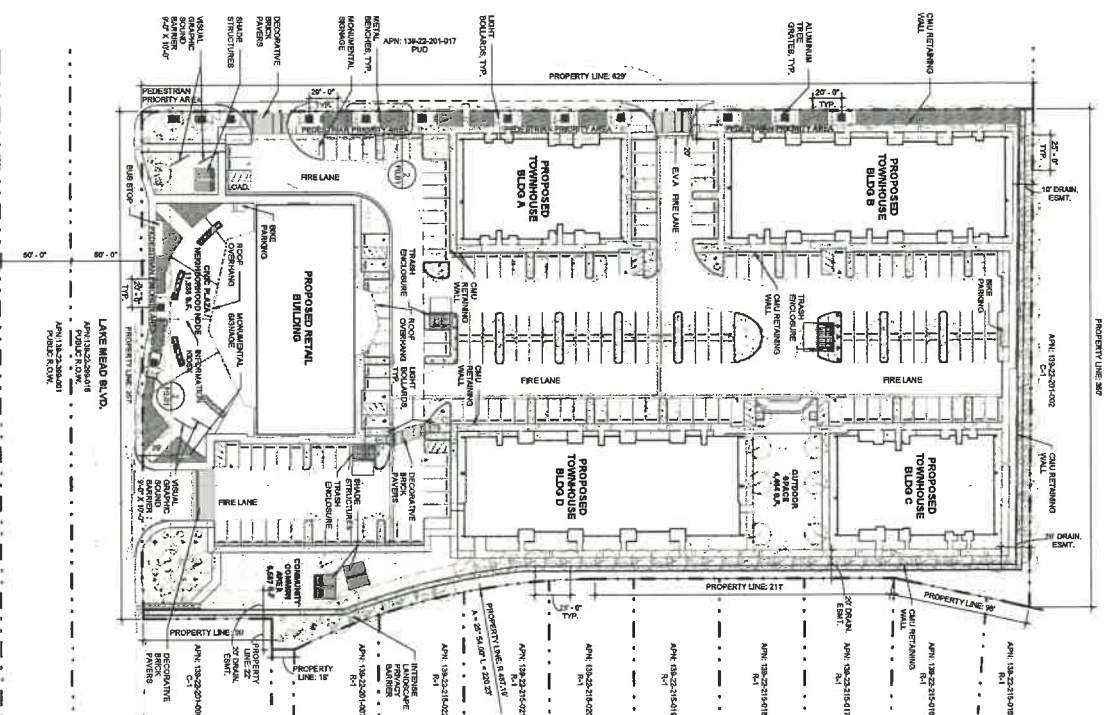


LAKE MEAD & ENGLESTAD MICROBUSINESS BUILDING




CONCEPTUAL LANDSCAPE PLAN








1 LANDSCAPE PLAN
SCALE 1" = 40'-0"










TREE SCHEDULE

TREES	
	RED PALM LEMNISTE RED PALM LEMNISTE
	GRAND OAK GRAND OAK
	WHITE ASH WHITE ASH

SHRUB SCHEDULE

 SOLID	SCIENTIFIC COMMON NAME
 CHALLENGE RED BLANKET DUSTEX	RED BLANKET DUSTEX
 SEDNA ANTIDOTES POISONITY SEDNA	SEDNA ANTIDOTES POISONITY SEDNA
 HEPATICITY OF PAINFIRM UNITED STATES HEPATITIS	HEPATICITY OF PAINFIRM UNITED STATES HEPATITIS
 POISONITY OF PAINFIRM DIAMETER PAINFIRM	POISONITY OF PAINFIRM DIAMETER PAINFIRM

SITE MATERIALS / FURNITURE

	SOLID	DESIGNATION
	ASPHALT	
	CONCRETE PAV.	
	LANDSCAPE	
	ORNAMENTAL IR.	
	ALUMINUM CAST	
	METAL BENCH	
	LIGHT BOLLARD	



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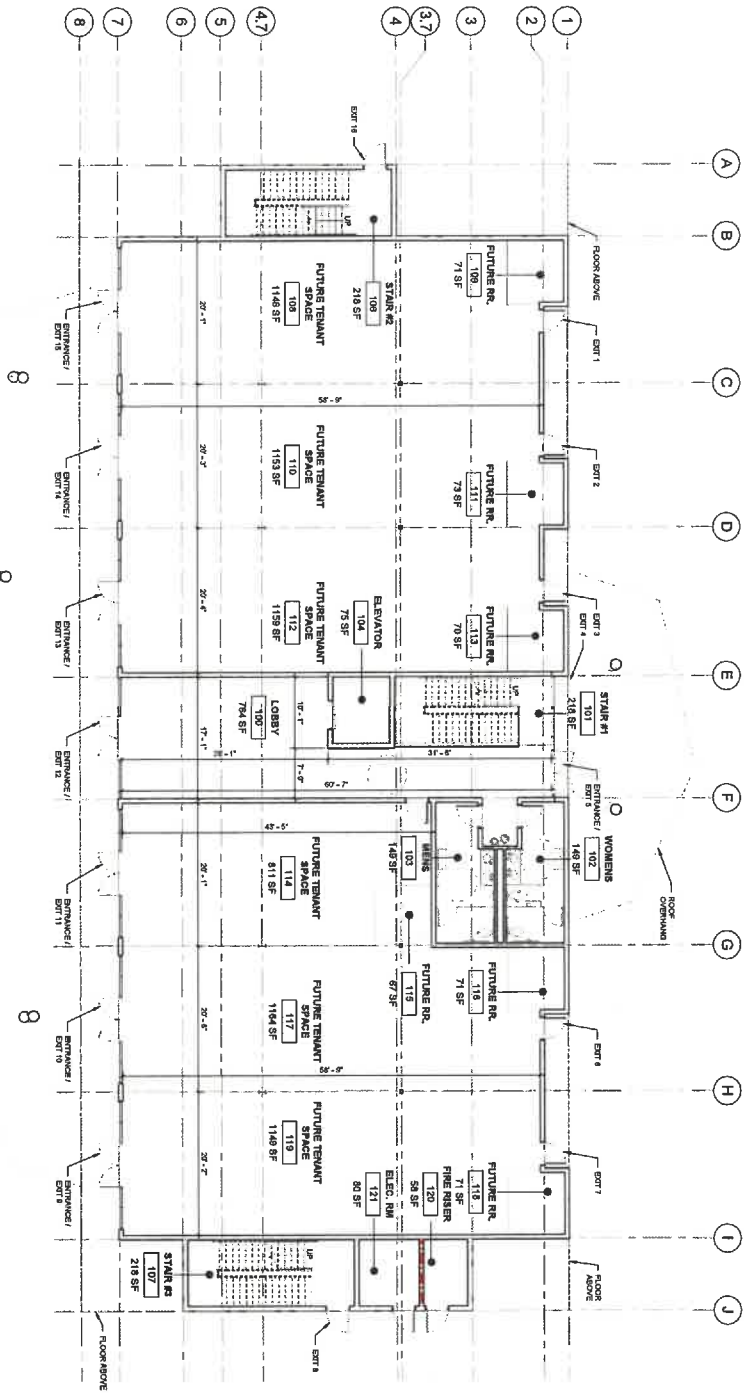


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LAKE MEAD & ENGLESTAD MICROBUSINESS BUILDING

FIRST FLOOR PLAN

1 FLOOR PLAN - FIRST FLOOR
SCALE: 1/8" = 1'-0"



OCCUPANCY SCHEDULE - 1ST FLOOR

ROOM NUMBER	ROOM NAME	AREA	FLOOR	OCCUPANT
100	CLUB	100	1	100
101	CLUB	101	1	101
102	CLUB	102	1	102
103	CLUB	103	1	103
104	CLUB	104	1	104
105	CLUB	105	1	105
106	CLUB	106	1	106
107	CLUB	107	1	107
108	CLUB	108	1	108
109	CLUB	109	1	109
110	CLUB	110	1	110
111	CLUB	111	1	111
112	CLUB	112	1	112
113	CLUB	113	1	113
114	CLUB	114	1	114
115	CLUB	115	1	115
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117	CLUB	117	1	117
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200	CLUB	200	1	200



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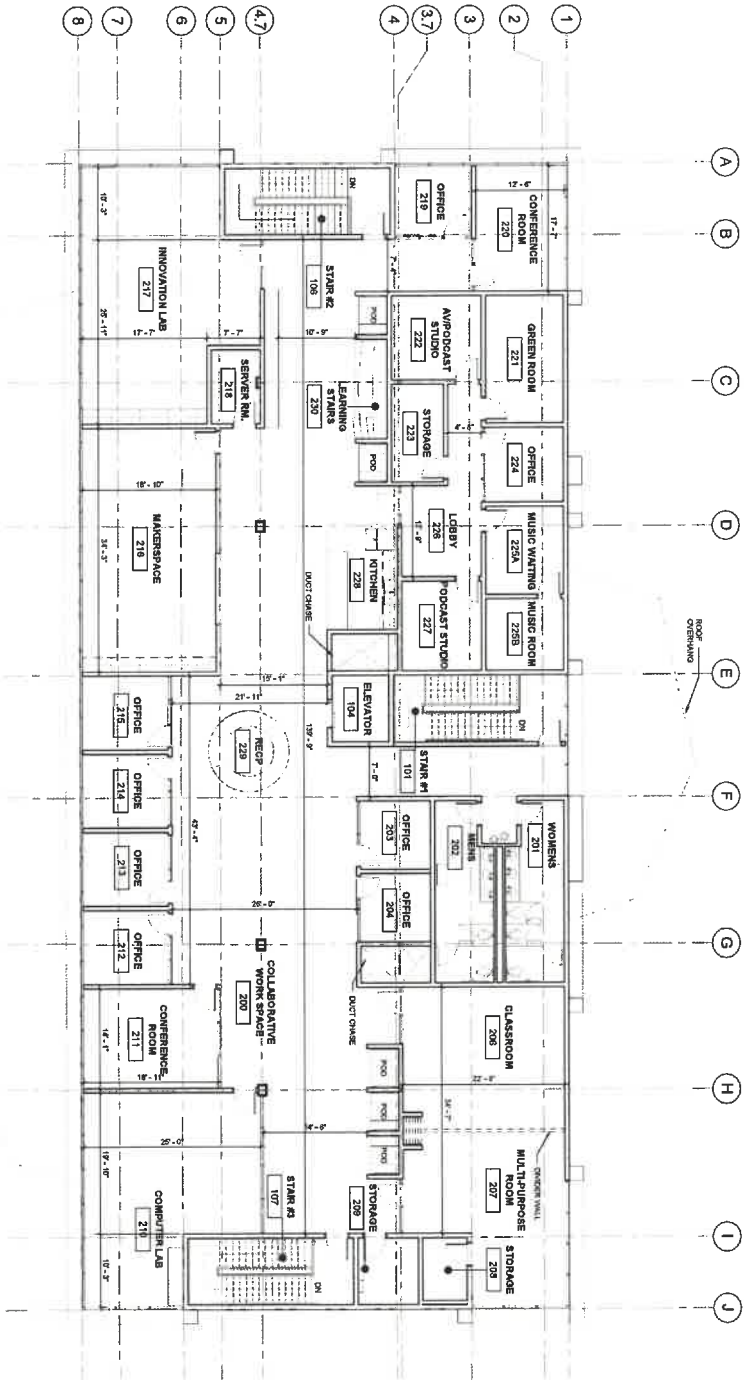


LAKE MEAD & ENGLESTAD MICROBUSINESS BUILDING

SECOND FLOOR PLAN

FLOOR PLAN - SECOND FLOOR

SCALE: 1/8" = 1'-0"

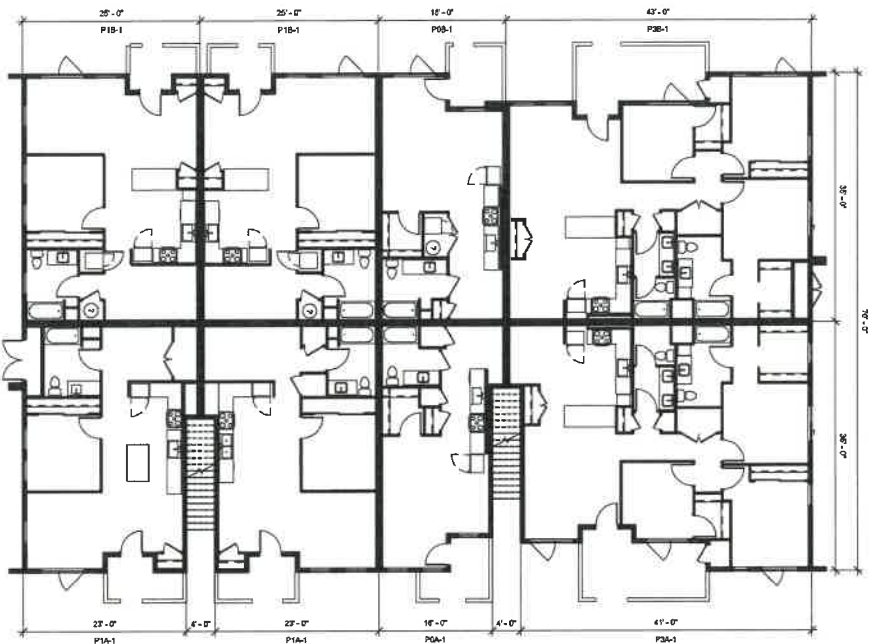


OCCUPANCY SCHEDULE - 2ND FLOOR

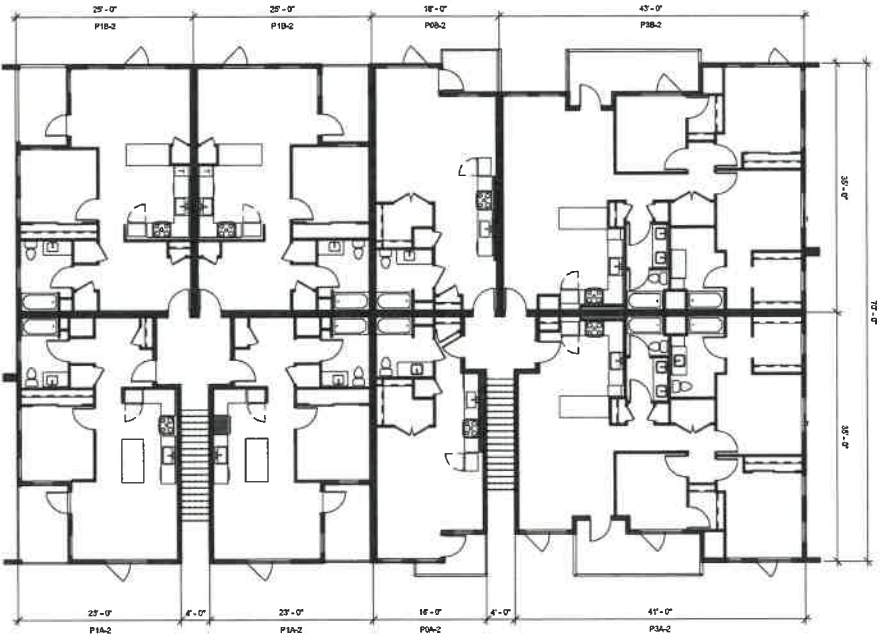
ROOM NUMBER	ROOM NAME	AREA	FACTORY	OCCUPANT
200	COLLABORATIVE WORK SPACE	3116	100 SF	200
201	WOMEN'S	197	0 SF	201
202	OFFICE	197	100 SF	202
203	OFFICE	197	100 SF	203
204	OFFICE	197	100 SF	204
205	OFFICE	197	100 SF	205
206	OFFICE	197	100 SF	206
207	MULTI-PURPOSE ROOM	400	20 SF	207
208	CLASSROOM	197	100 SF	208
209	STORAGE	197	100 SF	209
210	COMPUTER LAB	197	100 SF	210
211	CONFERENCE ROOM	197	100 SF	211
212	OFFICE	197	100 SF	212
213	OFFICE	197	100 SF	213
214	OFFICE	197	100 SF	214
215	MAKERSPACE	197	100 SF	215
216	SERVER RM.	197	100 SF	216
217	INNOVATION LAB	197	100 SF	217
218	OFFICE	197	100 SF	218
219	OFFICE	197	100 SF	219
220	CONFERENCE ROOM	197	100 SF	220
221	GREEN ROOM	197	100 SF	221
222	PODCAST STUDIO	197	100 SF	222
223	STORAGE	197	100 SF	223
224	MUSIC WAITING	197	100 SF	224
225	MUSIC ROOM	197	100 SF	225
226	LEARNING	197	100 SF	226
227	PODCAST STUDIO	197	100 SF	227
228	KITCHEN	197	100 SF	228
229	STORAGE	197	100 SF	229
230	STAIR #2	197	100 SF	230
231	STAIR #1	197	100 SF	231
232	STAIR #3	197	100 SF	232
233	STAIR #4	197	100 SF	233
234	ELEVATOR	197	100 SF	234
235	ROOF OVERHANG	197	100 SF	235
236	ROOF OVERHANG	197	100 SF	236
237	ROOF OVERHANG	197	100 SF	237
238	ROOF OVERHANG	197	100 SF	238
239	ROOF OVERHANG	197	100 SF	239
240	ROOF OVERHANG	197	100 SF	240
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244	ROOF OVERHANG	197	100 SF	244
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298	ROOF OVERHANG	197	100 SF	298
299	ROOF OVERHANG	197	100 SF	299
300	ROOF OVERHANG	197	100 SF	300



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1 ENLARGED FIRST FLOOR BUILDING A
SCALE: 1/8" = 1'-0"



2 ENLARGED SECOND FLOOR BUILDING A
SCALE: 1/8" = 1'-0"

LAKE MEAD AFFORDABLE HOUSING PROJECT

BUILDING A & C PLANS



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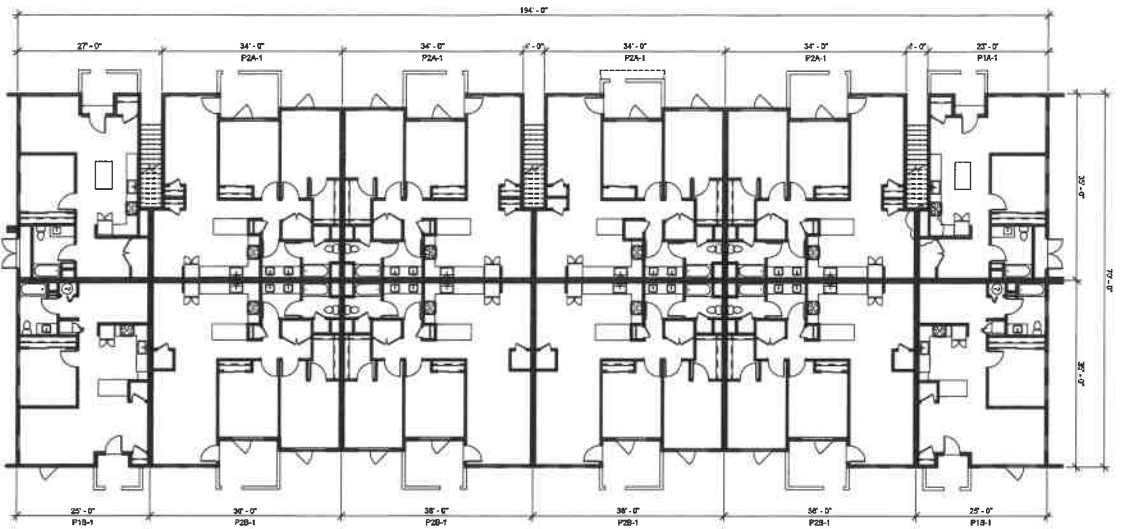
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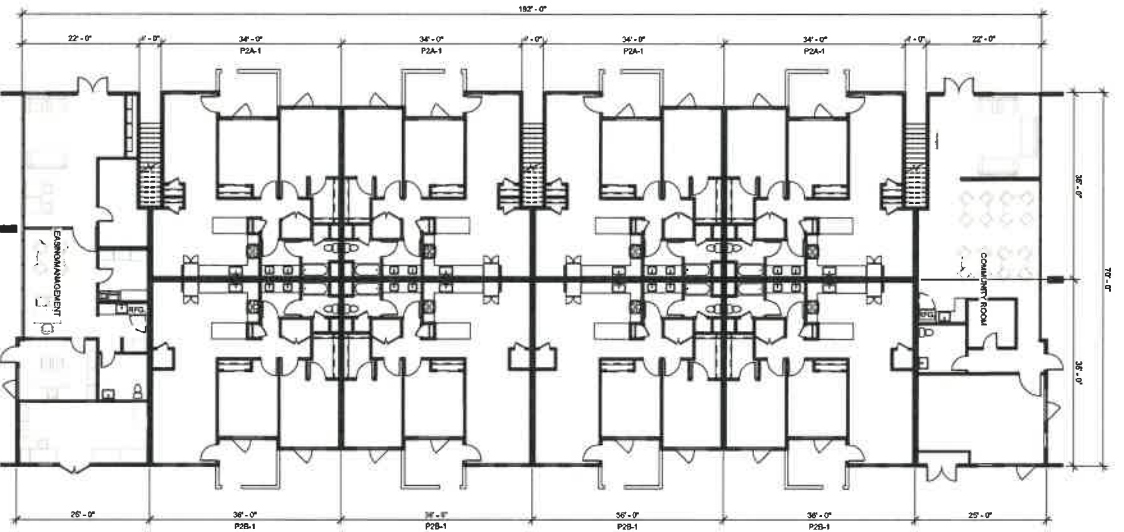
LAKE MEAD AFFORDABLE HOUSING

BUILDING B & D PLANS

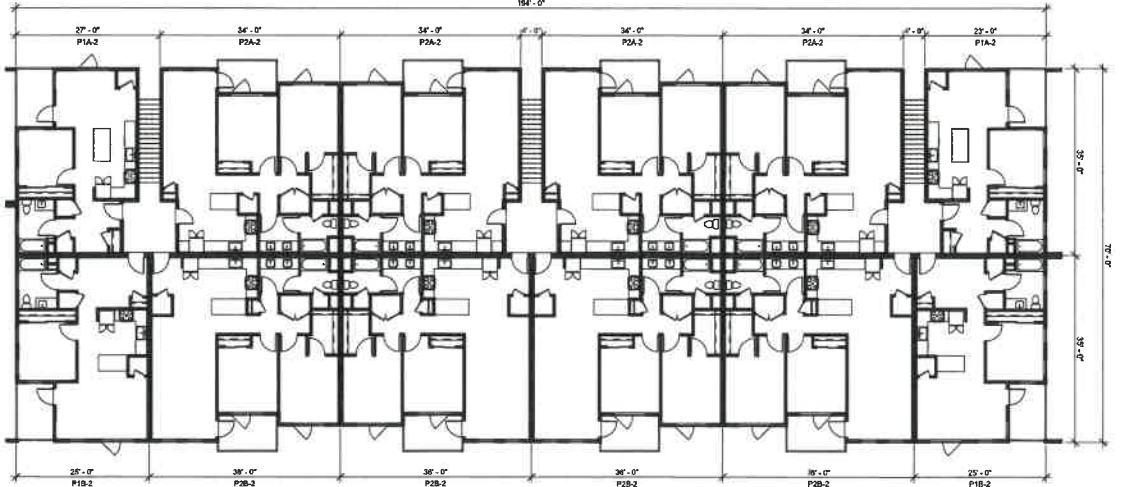
1 ENLARGED FIRST FLOOR BUILDING B
SCALE 3/32" = 1'-0"



2 ENLARGED FIRST FLOOR BUILDING B - ALT
SCALE 3/32" = 1'-0"



3 ENLARGED SECOND FLOOR BUILDING B
SCALE 3/32" = 1'-0"



03-14-2024





LAKE MEAD AFFORDABLE HOUSING PROJECT

UNIT FLOOR PLANS - STUDIO



LAKE MEAD AFFORDABLE HOUSING PROJECT

UNIT FLOOR PLANS - 1 BEDROOM



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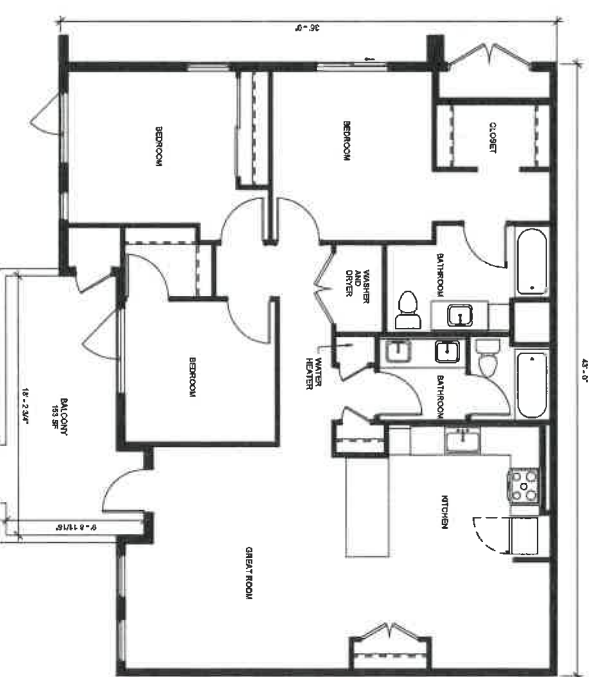
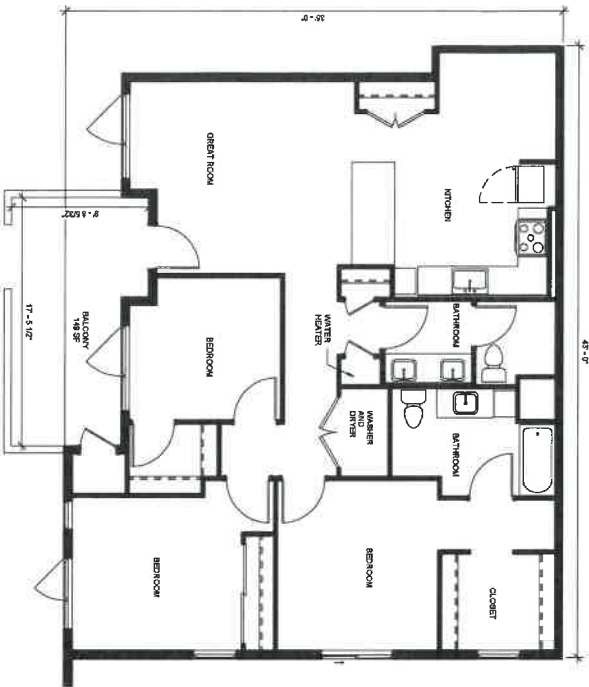
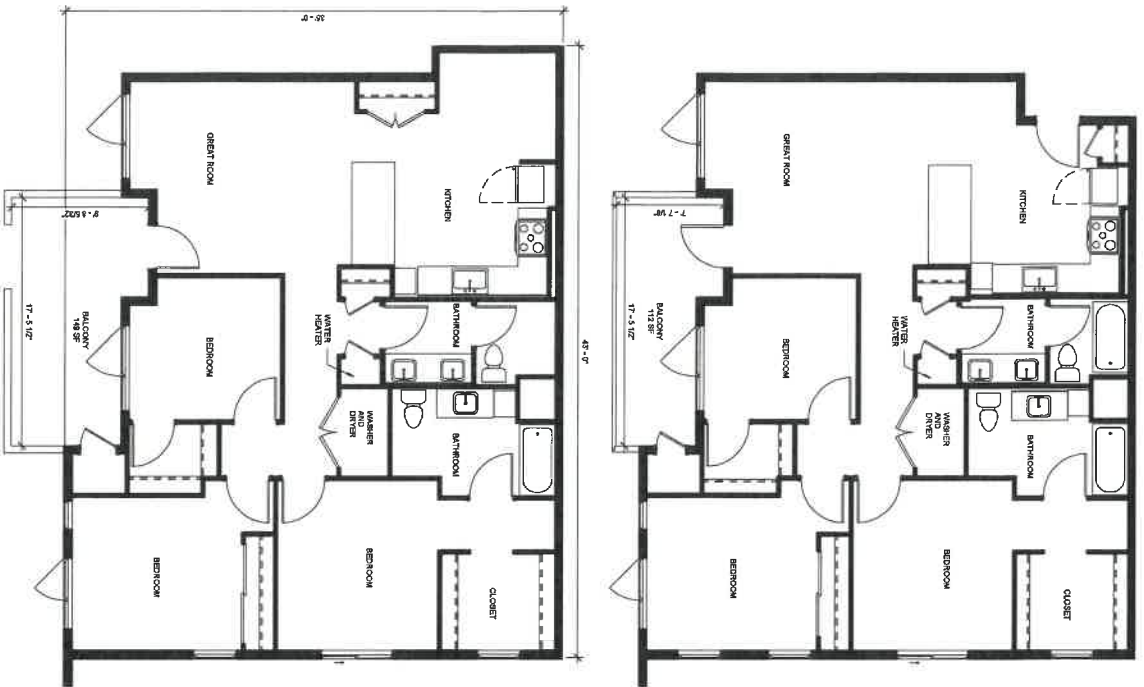
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LAKE MEAD AFFORDABLE HOUSING PROJECT

UNIT FLOOR PLANS - 2 BEDROOM



LAKE MEAD AFFORDABLE HOUSING PROJECT

UNIT FLOOR PLANS - 3 BEDROOM



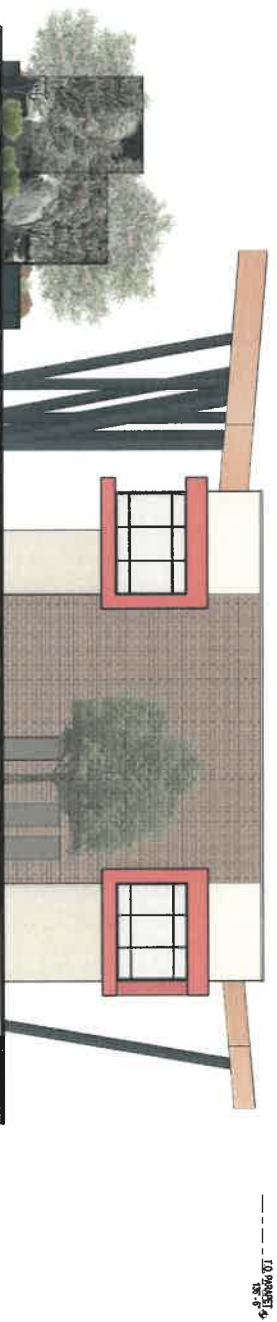
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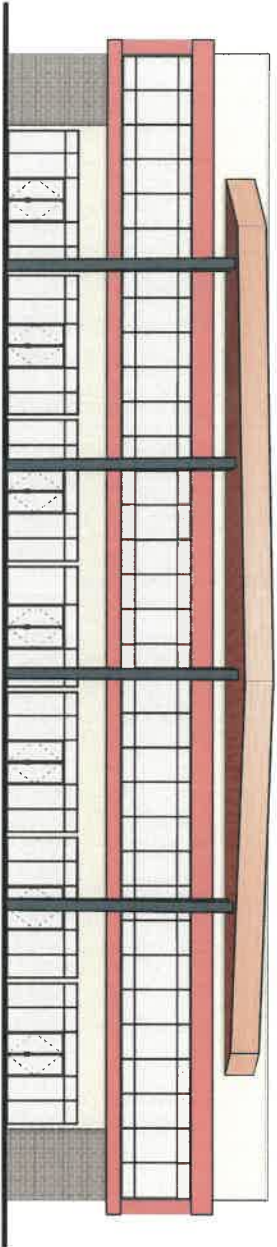


NORTH ELEVATION



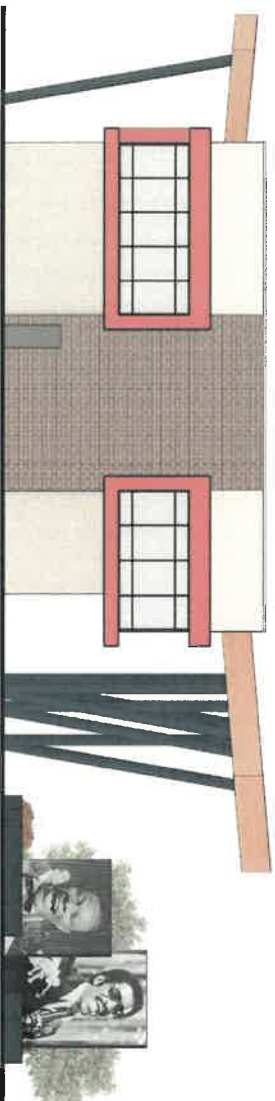
EAST ELEVATION

LAKE MEAD & ENGLESTAD MICROBUSINESS BUILDING ELEVATIONS



10.00000000
100.00'

SOUTH ELEVATION



10.00000000
100.00'

WEST ELEVATION

LAKE MEAD & ENGLESTAD MICROBUSINESS BUILDING ELEVATIONS

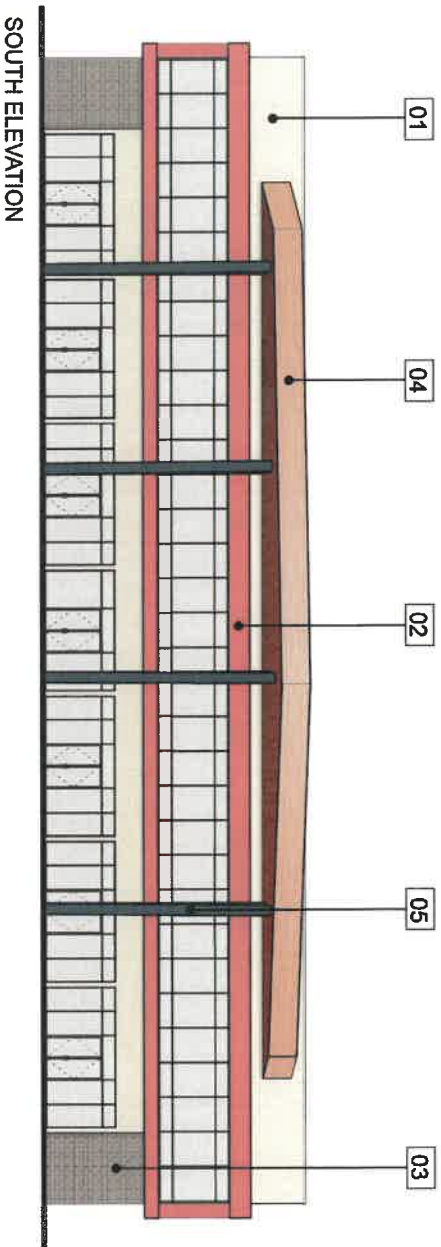


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SOUTH ELEVATION



01 - STUCCO -
SW 6065



02 - STUCCO -
SW 7587



03 - CIND-R-LITE CMU -
SUNSET RED



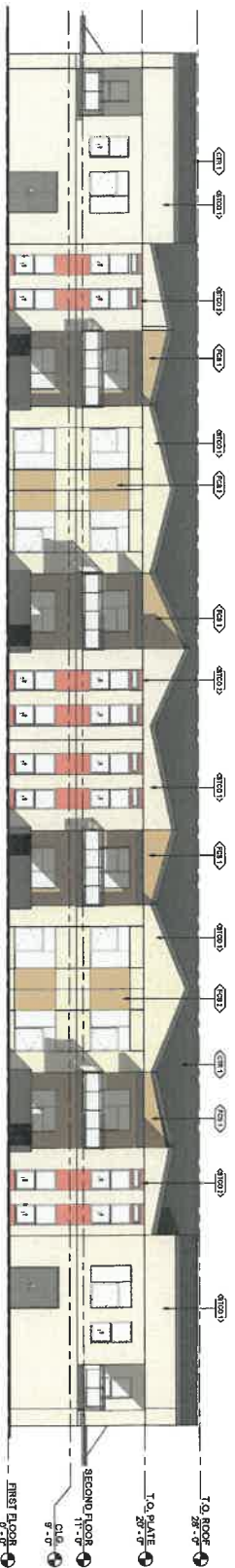
04 - CERACLAD SIDING -
HONEY

















































05 - ALPOLIC COLUMN COVER -
BLUE ZINC

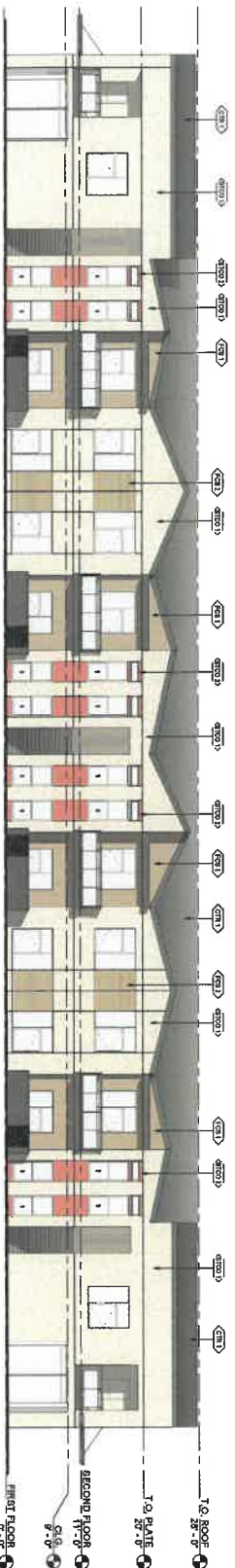
LAKE MEAD & ENGLESTAD MICROBUSINESS BUILDING

COLORS & MATERIALS



ELEVATION LEGEND	
	1ST FLOOR (0'-0")
	2ND FLOOR (9'-0")
	3RD FLOOR (17'-0")
	4TH FLOOR (25'-0")
	5TH FLOOR (33'-0")
	6TH FLOOR (41'-0")
	7TH FLOOR (49'-0")
	8TH FLOOR (57'-0")
	9TH FLOOR (65'-0")
	10TH FLOOR (73'-0")
	11TH FLOOR (81'-0")
	12TH FLOOR (89'-0")
	13TH FLOOR (97'-0")
	14TH FLOOR (105'-0")
	15TH FLOOR (113'-0")
	16TH FLOOR (121'-0")
	17TH FLOOR (129'-0")
	18TH FLOOR (137'-0")
	19TH FLOOR (145'-0")
	20TH FLOOR (153'-0")
	21ST FLOOR (161'-0")
	22ND FLOOR (169'-0")
	23RD FLOOR (177'-0")
	24TH FLOOR (185'-0")
	25TH FLOOR (193'-0")
	26TH FLOOR (201'-0")
	27TH FLOOR (209'-0")
	28TH FLOOR (217'-0")
	29TH FLOOR (225'-0")
	30TH FLOOR (233'-0")
	31ST FLOOR (241'-0")
	32ND FLOOR (249'-0")
	33RD FLOOR (257'-0")
	34TH FLOOR (265'-0")
	35TH FLOOR (273'-0")
	36TH FLOOR (281'-0")
	37TH FLOOR (289'-0")
	38TH FLOOR (297'-0")
	39TH FLOOR (305'-0")
	40TH FLOOR (313'-0")
	41ST FLOOR (321'-0")
	42ND FLOOR (329'-0")
	43RD FLOOR (337'-0")
	44TH FLOOR (345'-0")
	45TH FLOOR (353'-0")
	46TH FLOOR (361'-0")

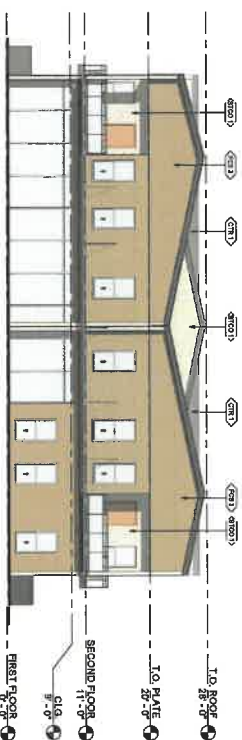
4 BUILDING D EAST ELEVATION
SCALE: 1/8" = 1'-0"



3 BUILDING D WEST ELEVATION
SCALE: 1/8" = 1'-0"



2 BUILDING D NORTH ELEVATION
SCALE: 1/8" = 1'-0"



1 BUILDING D SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

LAKE MEAD AFFORDABLE HOUSING PROJECT

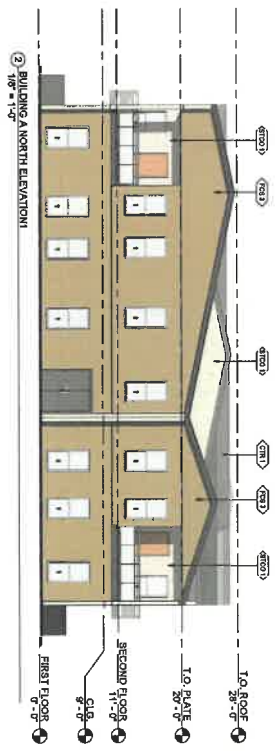
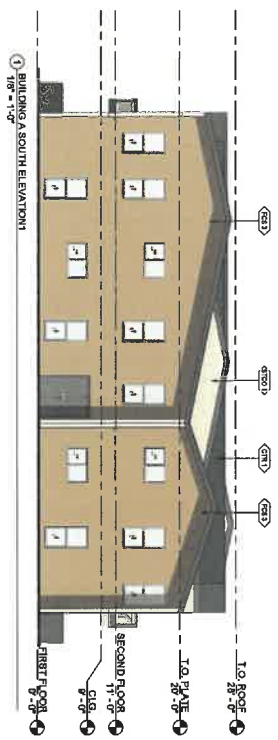
EXTERIOR ELEVATIONS BUILDING A



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03-14-2024





ELEVATION LEGEND	
	STUCCO 1. SW 2225
	BRICK 2. SW 8221 (RED)
	WOOD 3. SW 7214
	CONCRETE 4. THE ROOFING (CN 1)
	CEMENT BOARD 5. 11. 2221 (GREEN)
	CEMENT BOARD 6. 11. 2221 (GREEN)
	CEMENT BOARD 7. 11. 2221 (GREEN)
	CEMENT BOARD 8. 11. 2221 (GREEN)
	CEMENT BOARD 9. 11. 2221 (GREEN)
	CEMENT BOARD 10. 11. 2221 (GREEN)
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	CEMENT BOARD 97. 11. 2221 (GREEN)
	CEMENT BOARD 98. 11. 2221 (GREEN)
	CEMENT BOARD 99. 11. 2221 (GREEN)
	CEMENT BOARD 100. 11. 2221 (GREEN)

LAKE MEAD AFFORDABLE HOUSING PROJECT

EXTERIOR ELEVATIONS BLDG B

ORDINANCE NO. 3197

AN ORDINANCE RELATED TO ZONING; RECLASSIFYING APPROXIMATELY 4.92 ACRES FROM C-1, NEIGHBORHOOD COMMERCIAL DISTRICT, TO AN MUD-N, MIXED-USE NEIGHBORHOOD DISTRICT, (ZN-14-2023, LAKE MEAD & ENGLESTAD MICROBUSINESS) FOR PROPERTY LOCATED ON THE NORTH SIDE OF LAKE MEAD BOULEVARD, APPROXIMATELY 300 FEET WEST OF ENGLESTAD STREET, 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. 3197, the following described parcel of land shall be reclassified as follows:

MUD-N, Mixed-Use Neighborhood District, (ZN-14-2023, Lake Mead & Englestad Microbusiness),

THE FOLLOWING PROPERTY DESCRIBED TO WIT:

LEGAL DESCRIPTION

Assessor's Parcel Number: 139-22-201-005

THAT PORTION OF THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 22, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B.&M, DESCRIBED AS FOLLOWS:

PARCEL ONE (1) AS SHOWN BY MAP THEREOF IN FILE 74 OF PARCEL MAPS, PAGE 56 IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

SECTION 2: The Mixed-Use Neighborhood District (MUD-N) herein is subject to the development standards and requirements of the North Las Vegas Municipal Code as well as the following conditions of approval:

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

Ordinance No. 3197

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.
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.

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 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 7th day of February, 2024.

AYES: Mayor Goynes-Brown, Mayor Pro Temp Black, Council Members Barron,
Cherchio and Garcia-Anderson

NAYS:

ABSENT:

APPROVED:



PAMELA A. GOYNES-BROWN, MAYOR

ATTEST:

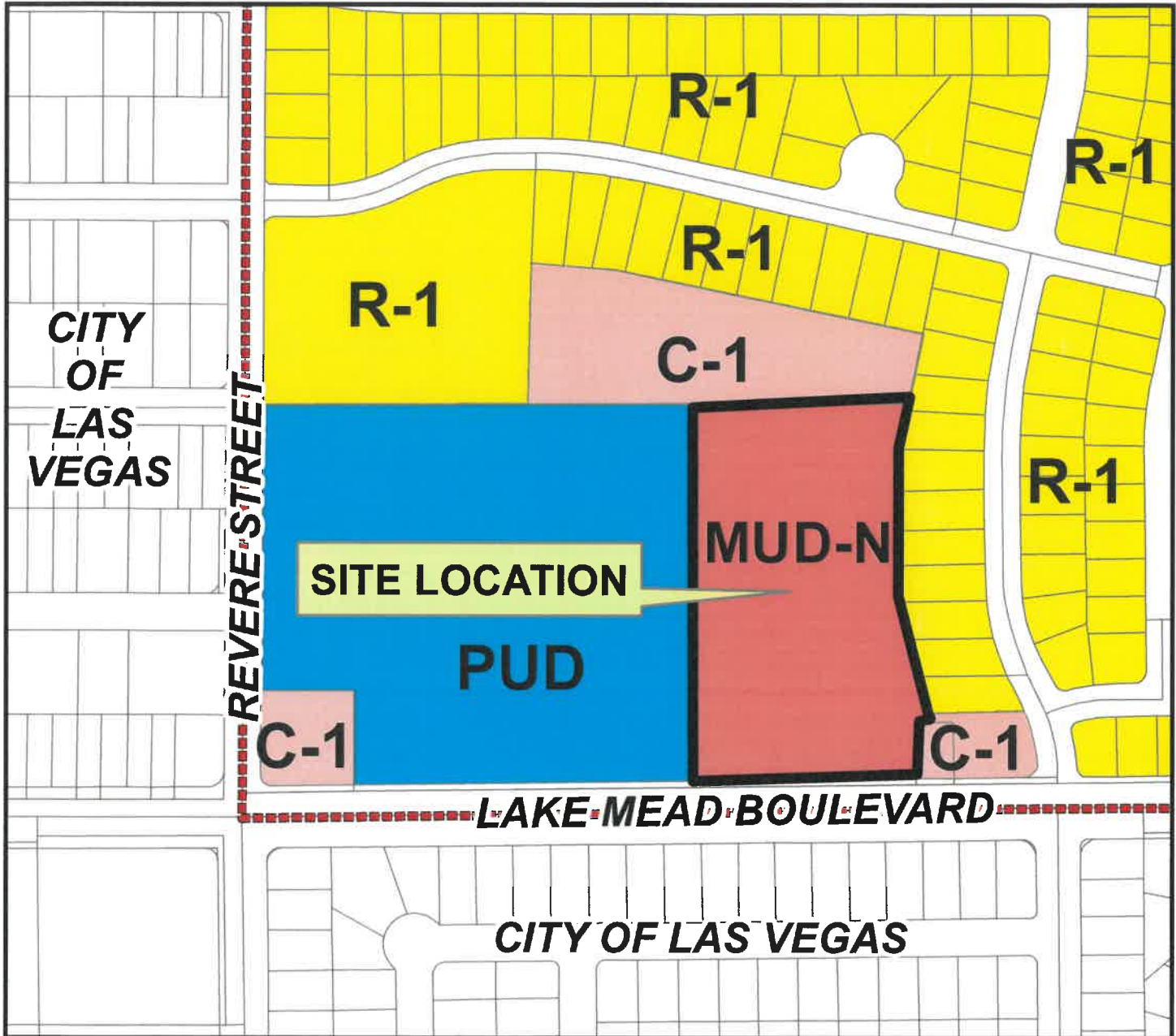


JACKIE RODGERS
CITY CLERK



THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: Clark County Real Property Management
Application Type: Final Development Plan
Request: To Construct a 76-Unit Multi-Family Apartment Complex and a 19,725 Square Foot Commercial/Retail Building on 4.92 Acres
Project Info: 300 feet west of the intersection of Lake Mead Boulevard and Englestad Street
Case Number: FDP-03-2024

03/05/2024

