

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: ZN-14-2023 **Lake Mead & Englestad Microbusiness**
Date: November 30, 2023

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. 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.
4. 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.
5. 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.
6. 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.
7. The property owner is required to grant a roadway easement for commercial driveway(s).
8. 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.
9. 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.
10. 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.

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*.

November 30, 2023

- 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.

For more information regarding the land development process and other associated requirements in the City of North Las Vegas, please visit the City's website and find the **Land Development Guide**: <http://www.cityofnorthlasvegas.com/Departments/PublicWorks/PublicWorks.shtm>.

Jimmy Love, Major Projects Coordinator
Department of Public Works



November 22, 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:

On behalf of our clients, Clark County Real Property Management and Brinshore Development 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, 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.

Civic Plaza Location Justification:

An 11,000 s.f. Civic Plaza 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.

Architecture | Planning | Sustainability



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.

Melvin Green
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.

Emanuele Arguelles
Principal

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.

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. 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 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.

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

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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 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.

Melvin Green
Principal

Thank you for your time and consideration.

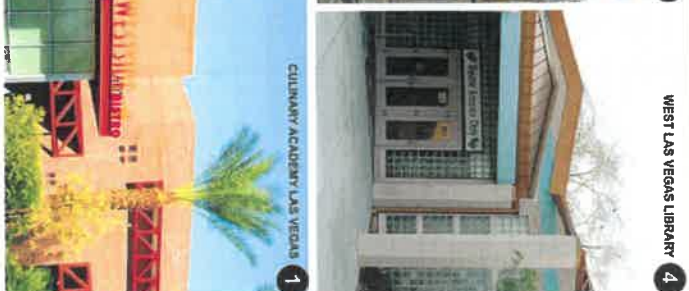
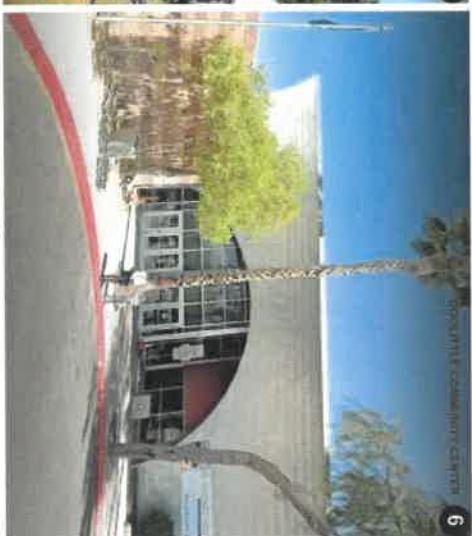
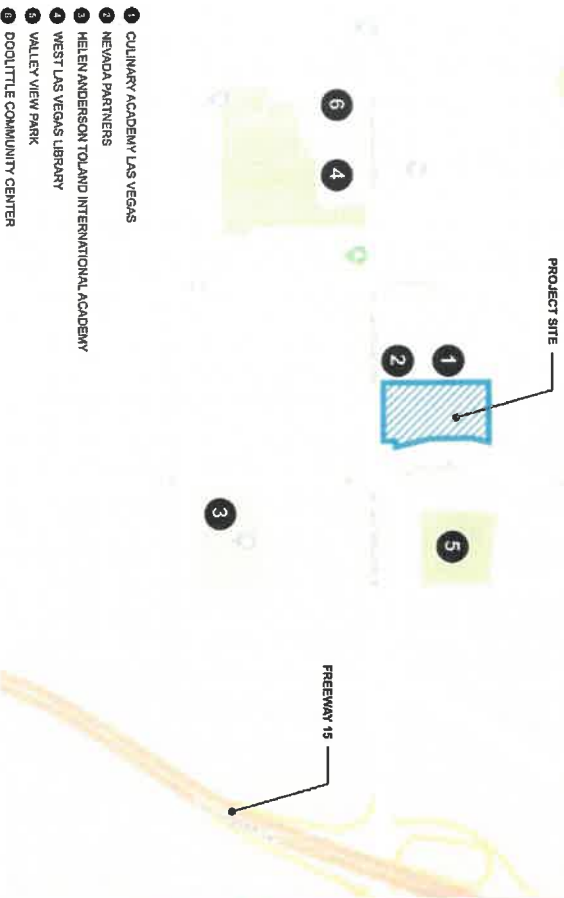
Please contact me with any questions you may have regarding this project.
Sincerely,

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

Melvin Green, NCARB, APEC, NOMA
Principal

Emanuele Arguelles
Principal

Architecture | Planning | Sustainability



Lake Mead Mixed Use
NORTH LAS VEGAS, NEVADA

CONCEPT DESIGN
OCTOBER 27, 2023



SITE CONTEXT
IMAGERY

A 0-1

BRUNAHORI
Brubaker Development, LLC
1603 Ovington Avenue
Evanston, IL 60201

kme
ARCHITECTS

5195 S. Durango Drive
Ste. 103
Las Vegas, NV 89113

ktgy

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888.458.5849
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PROJECT SUMMARY					MULTI-UNIT	
PROPOSED ZONING		SITE AREA (AC)			4.52	
APPROXIMATE HOUSING UNITS (DU)		76				
DENSITY (DU/AC)		16.82				
BUILDING HEIGHTS		2 STORIES OR LESS				
RESIDENTIAL FLOOR AREA (SF)		79,008				
COMMERCIAL FLOOR AREA (SF)		18,900				
TOTAL GROSS FLOOR AREA (SF)		97,908				
UNIT TYPE	DU	BTYR	MA	AREA (SQ FT)	MAJOR	
PBA-1, STUDENT	2	0	11%	513	1,026	
PBA-2, STUDENT	2	0	11%	513	1,026	
PBA-3, STUDENT	2	0	11%	513	1,026	
PBA-1, 1-BED-RESIDENTIAL	6	753	58%	4,899	9,798	
PBA-2, 1-BED-RESIDENTIAL	6	753	58%	4,899	9,798	
PBA-3, 1-BED-RESIDENTIAL	6	753	58%	4,899	9,798	
PBA-1, 2-BED-RESIDENTIAL	8	1,075	83%	8,600	17,200	
PBA-2, 2-BED-RESIDENTIAL	8	1,075	83%	8,600	17,200	
PBA-3, 2-BED-RESIDENTIAL	8	1,075	83%	8,600	17,200	
PBA-1, 3-BED-RESIDENTIAL	2	2,167	16%	17,337	34,674	
PBA-2, 3-BED-RESIDENTIAL	2	2,167	16%	17,337	34,674	
PBA-3, 3-BED-RESIDENTIAL	2	2,167	16%	17,337	34,674	
TOTALS	76	2,940	88%	79,008	158,016	
RESIDENTIAL FLOOR AREA		GLDA	GLDB	GLDC		
LEVEL 1 (SF)	7,300	12,833	12,833			
LEVEL 2 (SF)	6,986	12,322	12,322			
SUBTOTAL	14,286	25,155	25,155			
NUMBER OF BLOCS		2	2			
FLOOR AREA BY FLOOR TYPE (SF)		28,776	29,112			
RESIDENTIAL FLOOR AREA (SF)		79,008				
PARKING SUMMARY						
RESIDENTIAL PARKING REQUIRED		RATIO	SPACES			
STUDIO UNITS	8	1.5	12			
1 BEDROOM UNITS	28	1.5	42			
2 BEDROOM UNITS	32	2.0	64			
3 BEDROOM UNITS	8	2.5	20			
SUBTOTAL RESIDENTIAL PARKING			138			
GLDS PARKING	76	0.25				
TOTAL RESIDENTIAL PARKING REQUIRED			157			
RESIDENTIAL STALLS PROVIDED			125			
STANDARD 8' X 18'			125			
ACCESSIBLE 8' X 20'			2			
SHARED RESID./COMM. 8' X 18' (2.0A)			2			
TOTAL RESIDENTIAL PARKING PROVIDED			129			
COMMERCIAL PARKING REQUIRED		RATIO	SPACES			
RETAIL	7,600 SF	1/100 SF	2			
OFFICE	11,000 SF	1/100 SF	4			
TOTAL COMMERCIAL PARKING REQUIRED			6			
COMMERCIAL STALLS PROVIDED			SPACES			
STANDARD 8' X 18'			3			
ACCESSIBLE 8' X 20'			1			
SHARED RESID./COMM. 8' X 18' (2.0A)			2			
TOTAL COMMERCIAL PARKING PROVIDED			6			
TOTAL PARKING PROVIDED			200			

DEVELOPMENT STANDARDS			
DESIGN LIMIT	REQUIRED	PROPOSED	
BUILDING HEIGHTS	18' D.O.A.C.	15' D.O.A.C.	
NUMBER OF STORES (MIN - MAX)	2 - 5 STORES	2 STORES	
HEIGHT IN FEET (MAX)	35'	28' RES, 32' COM	
SETBACKS			
FROM PERIMETER PL TO BUILDINGS	20'	15'	
FROM PERIMETER PL TO STREETS / DRIVE ASLES	10'	18'	
FROM FRONT YARD PENETRATION AREAS	15' - 25'	20'	
PRIVATE COMMON OPEN SPACE			
CIVIC PLAZA (NEIGHBORHOOD NODE)	300 SF/LOT	11,100	
COMMUNITY COMMON AREA - SE		8,300	
COMMUNITY COMMON AREA - SW		2,000	
INDOOR AMENITIES		5,600	
INDOOR COMMON AREA		1,625	
TOTAL FOR ALL LOTS	22,200	28,625	
PRIVATE OPEN SPACE	40 SF/LOT		
TOTAL FOR 78 UNITS	3,040	6,680	
BIKE PARKING			
MULTI-FAMILY @ 0.85 BEDROOM X 1.5 BEDROOMS	7	7	
COMMERCIAL @ 15,000 SF X 15,900 SF	10	10	

CIVIC PLAZA:

- SPACE FOR COMMUNITY ENGAGEMENT
- FARMER'S MARKETS
- FAIRS AND EXHIBITIONS
- SPECIAL PERFORMANCES AND EVENTS
- RAISED PLANTERS
- SHELTERED BUS STOP
- BIKE PARKING

ALP 14

NEW
PARTNER,
COMMUNITY
EARNING - EN

CIVIC PLAZA



- RESIDENTIAL COMMON AREA:**
- MEANDERING DESERT GARDEN
 - ENHANCED PERVIOUS PAVING
 - BENCH SEATING
 - CONNECTS TO PERIMETER PATH
 - OPEN TO COMMUNITY ROOM



- LEASING / MANAGEMENT OFFICE:**
- WELCOMING FRONT DOOR OF COMMUNITY
 - LOBBY LOUNGE
 - COMPUTER ROOM
 - ON-SITE RESIDENT SERVICES
- COMMUNITY ROOM:**
- GREAT ROOM WITH SEATING AND DINING
 - KITCHEN FOR SPECIAL FUNCTIONS
 - GAME ROOM
 - FITNESS ROOM



- COMMUNITY COMMON AREA:**
- DESERT LANDSCAPE
 - MEANDERING PATHWAYS
 - SHADE STRUCTURES
 - PICNIC AND BBQ AREAS
 - SEATING AND GATHERING AREAS
 - SCULPTURAL PLAY SPACE

BEACHSHORE
Beachshore Development, LLC
1500 Overington Avenue
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kme
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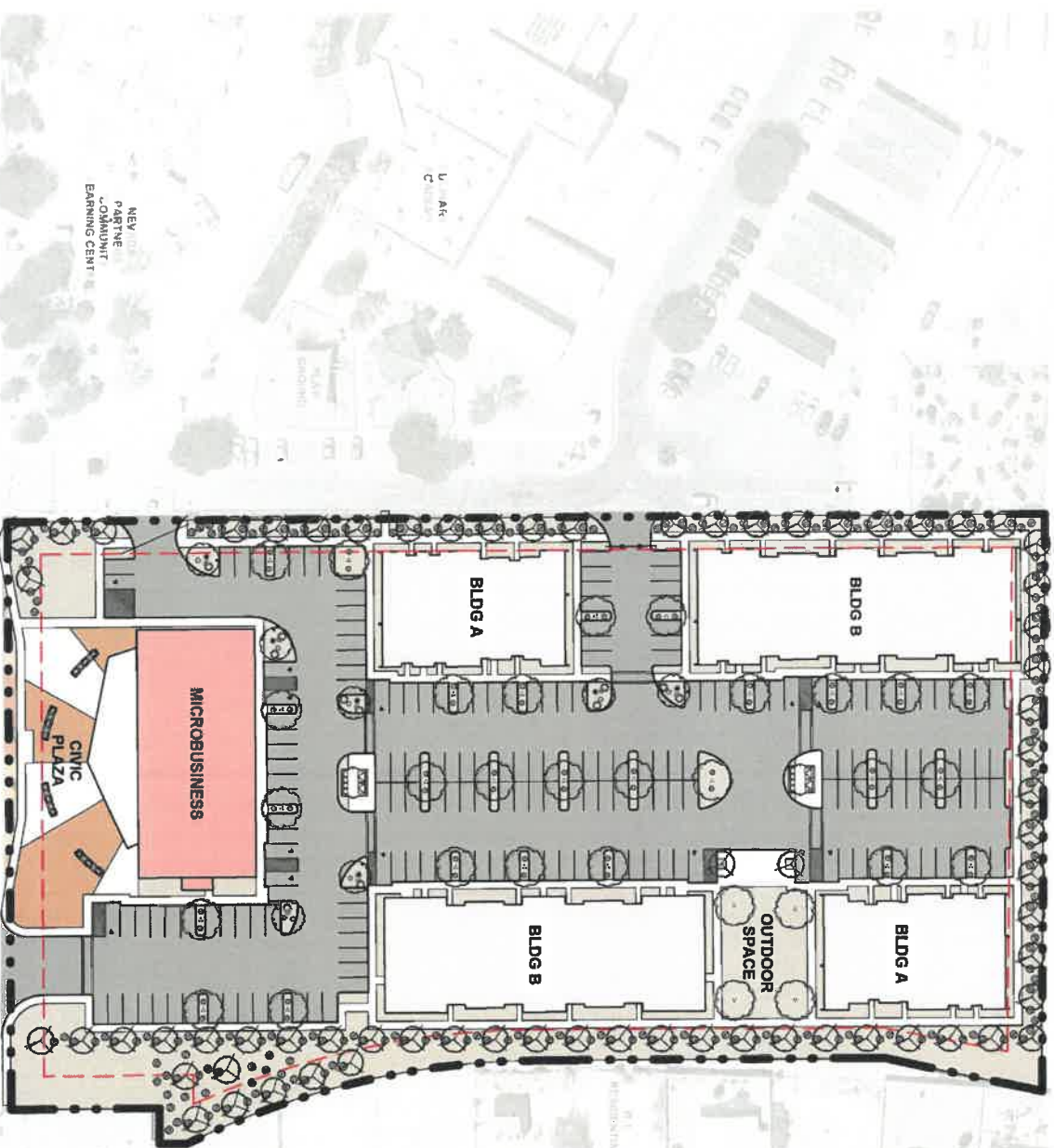
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Lake Mead Mixed Use
NORTH LAS VEGAS, NEVADA

CONCEPT DESIGN
OCTOBER 27, 2023

0 15 30 60

SITE PLAN
ILLUSTRATIVE
A 1-1



BRISTOW DEVELOPMENT, LLC
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Lake Mead Mixed Use
NORTH LAS VEGAS, NEVADA

CONCEPT DESIGN
OCTOBER 27 2023

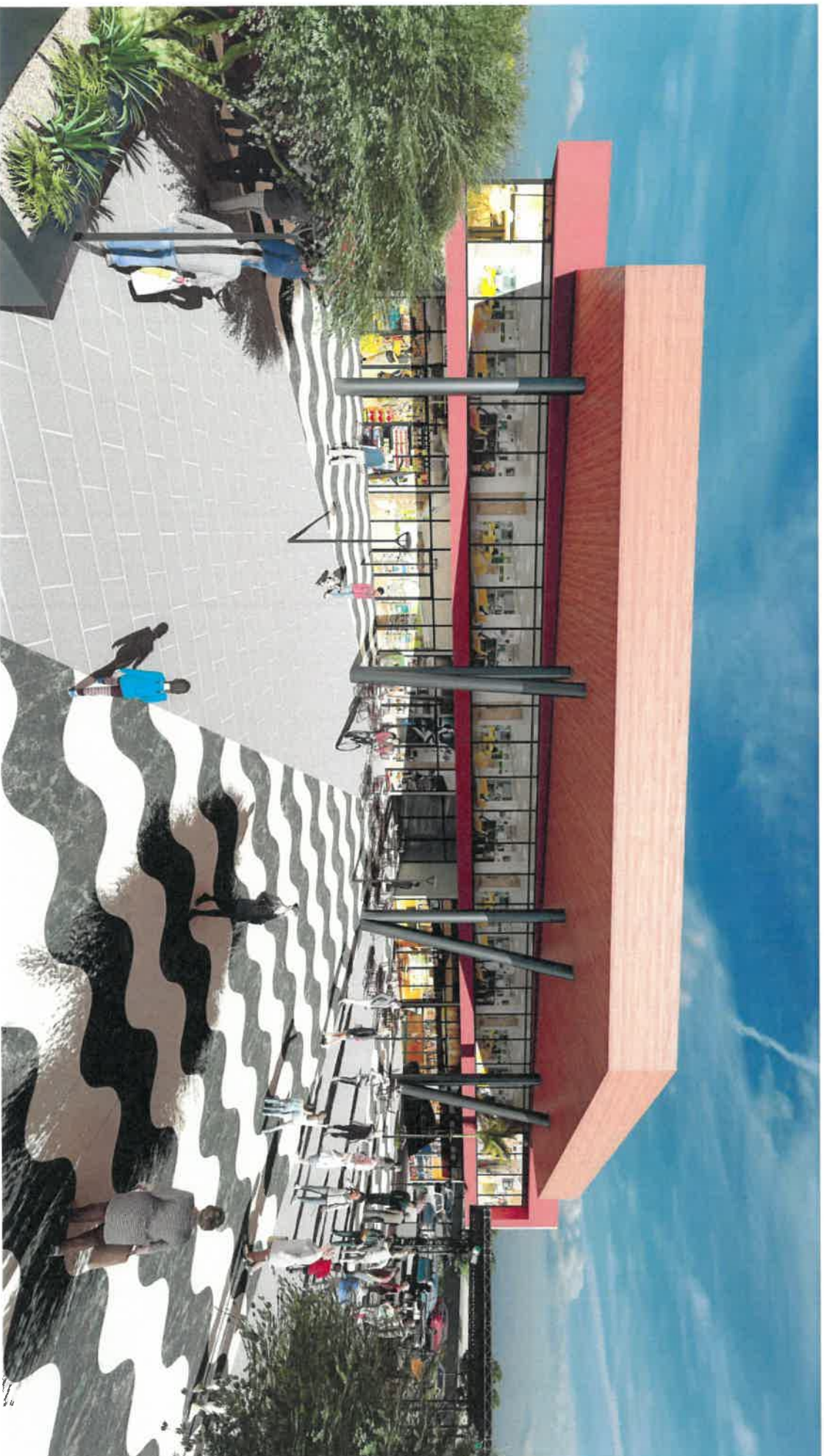
1
0 10 20 30
Feet

LANDSCAPE PLANS
A1-1



PLANT SCHEDULE	
TREES	BOTANICAL / COMMON NAME
	DALBERGIA SISSOO
	ROSEWOOD
	CHILOPSIS LINEARIS
	DESERT WILLOW
	VITEX AGNUS-CASTUS
	CHASTE TREE
SHRUBS	
	BOTANICAL / COMMON NAME
	CALLIANDRA CALIFORNICA
	RED BAYLA FAIRY DUSTER
	SENNA ARTEMISIOIDES
	FEATHERY SENNA
	BOUTELOUA GRACILIS
	BLONDE AMBITION BLUE GRAMA
	HEPERALOE X FLUNIFERA
	LITTLE GIANT DWARF
	HEPERALOE

1. ALL REQUIRED LANDSCAPING PROVIDED WILL BE A MINIMUM GROUND COVERAGE AREA OF FIFTY (50) PERCENT, EXCLUDING TREES, WITHIN TWO YEARS OF PLANTING.
2. NON-VEGETATIVE GROUNDCOVERS WILL COVER THE GROUND SURFACE. LANDSCAPED AREAS MATERIALS WILL INCLUDE, BUT ARE NOT LIMITED TO, ROCKS AND SMALL STONES, CRUSHED ROCKS, CONCRETE AND BARK. AREAS COVERED BY SUCH NON-VEGETATIVE GROUNDCOVERS WILL BE BROKEN UP AS MUCH AS POSSIBLE BY LIVING PLANT MATERIALS.
3. LANDSCAPE WILL BE DESIGNED TO PROVIDE SUBSTANTIAL BENEFIT TO THE GENERAL PUBLIC AS WELL AS TO THE SITE ITSELF.
4. LANDSCAPED AREAS WILL BE IRRIGATED AS NECESSARY TO MAINTAIN REQUIRED PLANT MATERIALS IN GOOD AND HEALTHY CONDITION.



BIRNASHORE
Birnashore Development, LLC
1600 Oregon Avenue
Evanston, IL 60201

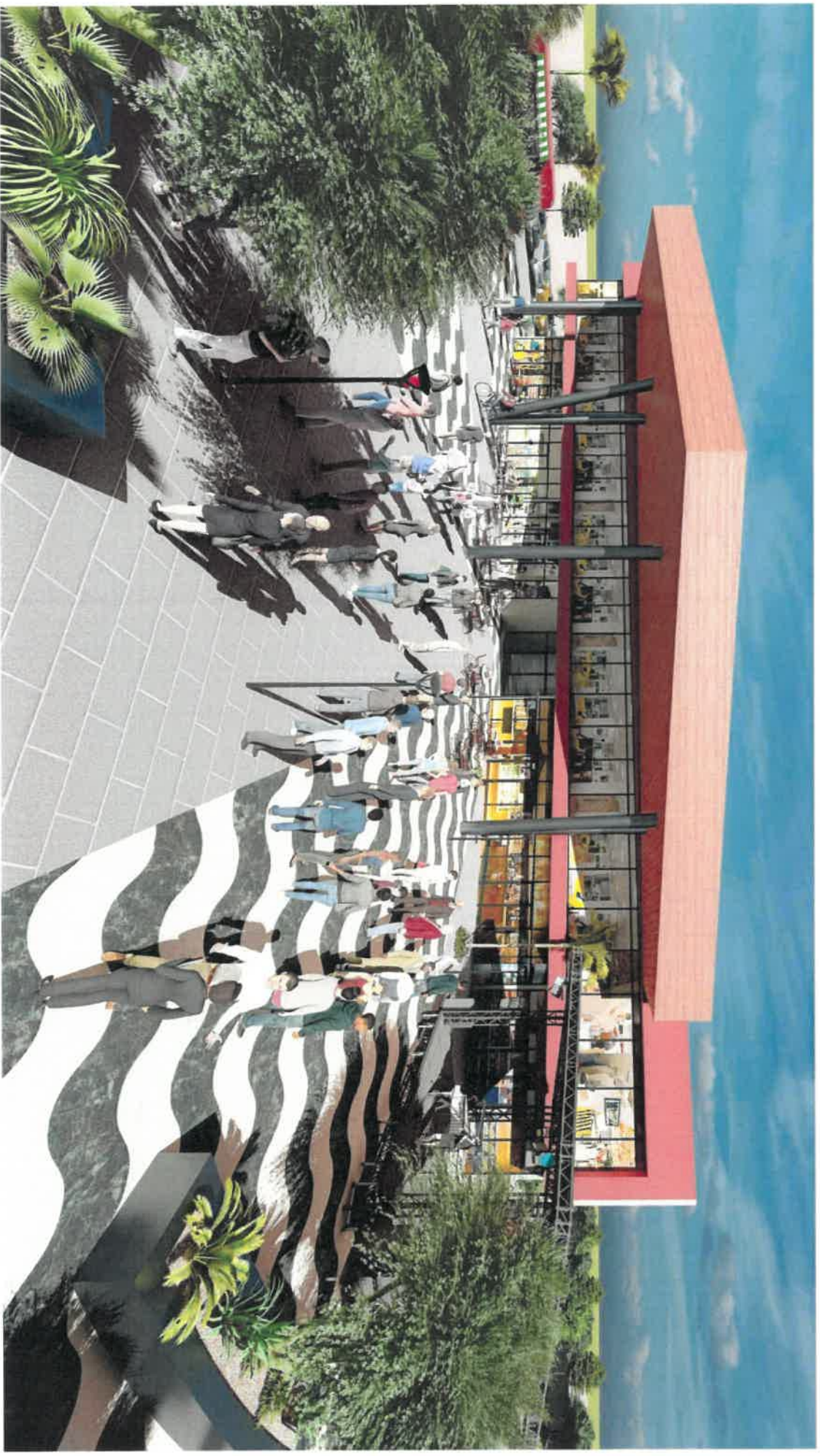
kme
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kitgy
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Lake Mead Retail Building
NORTH LAS VEGAS, NEVADA
#2304086

CONCEPT DESIGN
OCTOBER 27, 2023

PERSPECTIVE
FRONT FACADE
A4-0



BRUSHORE
Brushore Development, LLC
1800 Dominga Avenue
Evanston, IL 60201

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5195 S. Durango Drive
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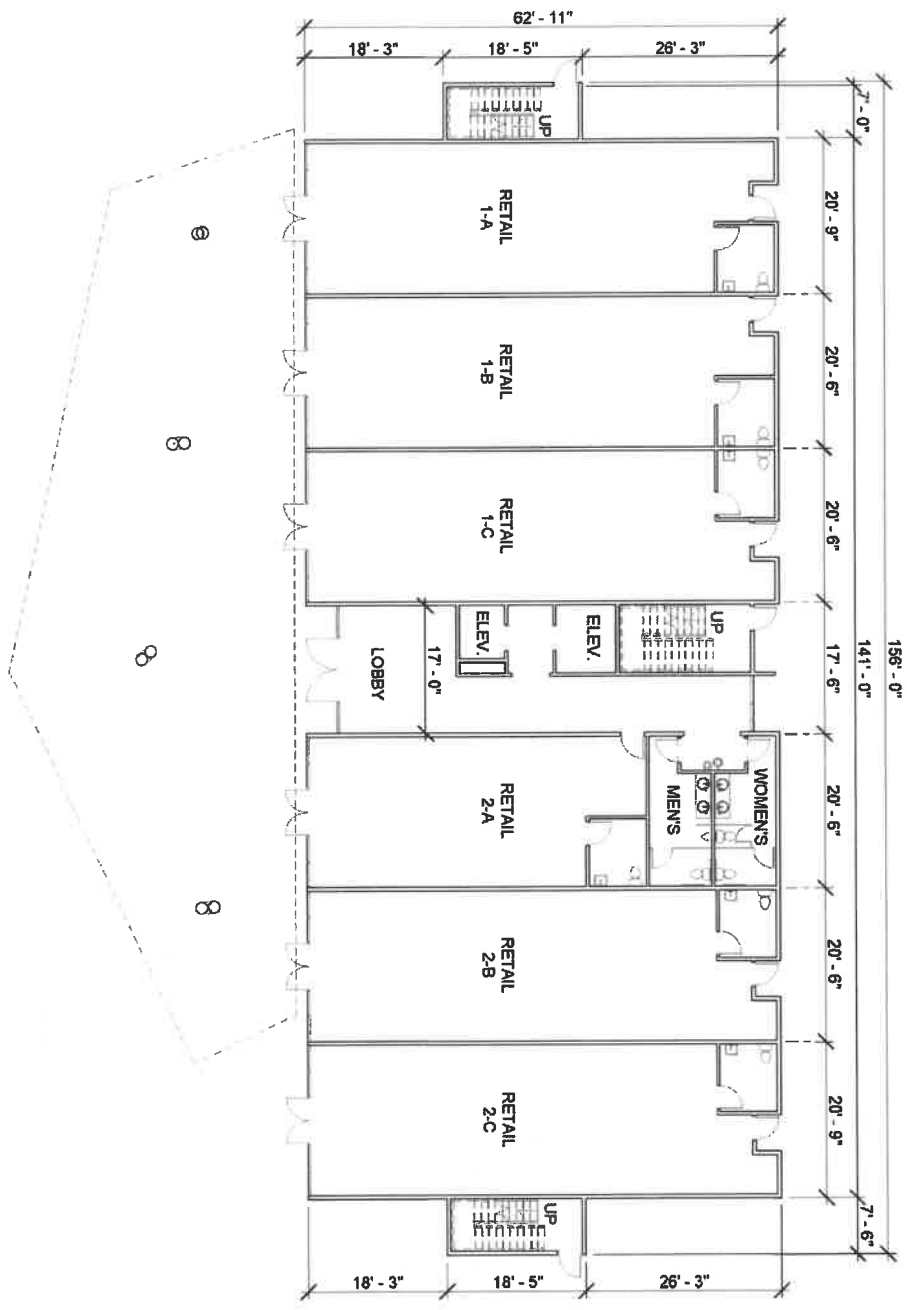
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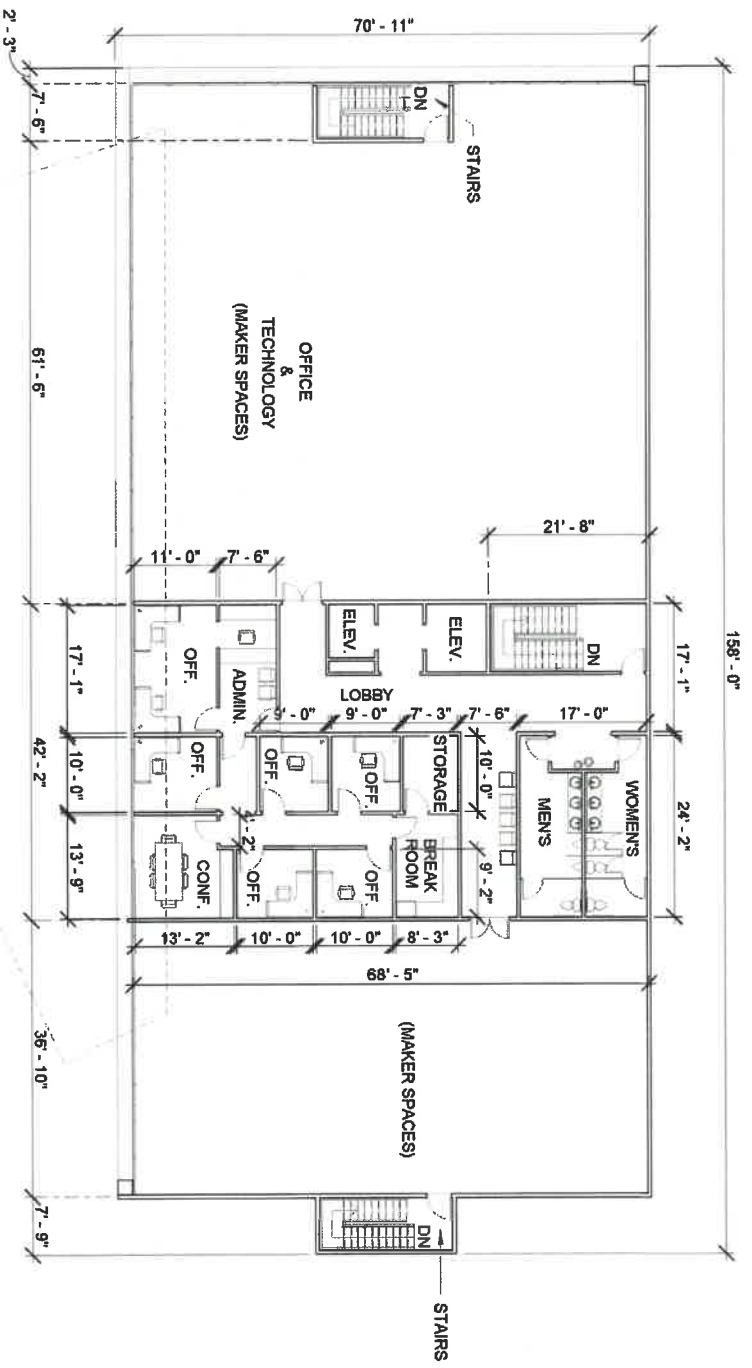
Lake Mead Retail Building
NORTH LAS VEGAS, NEVADA 89034-011

CONCEPT DESIGN
OCTOBER 27, 2023

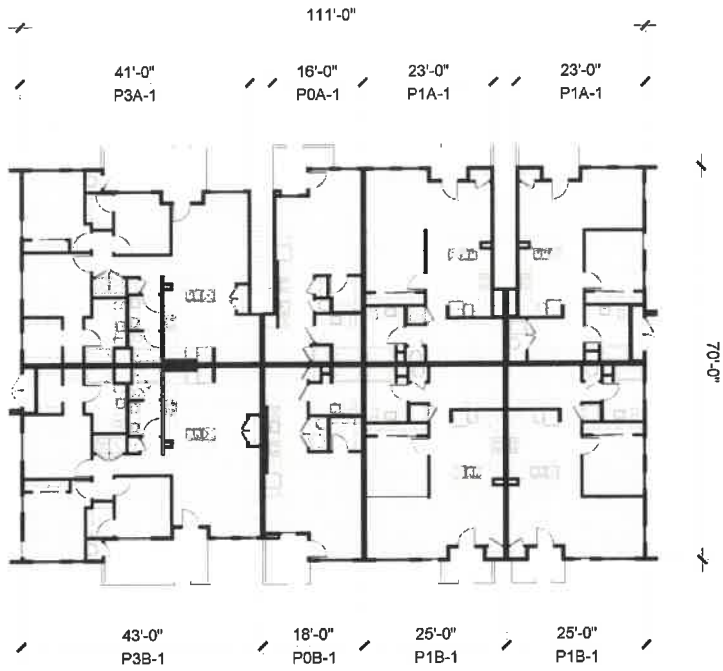
PERSPECTIVE
FRONT FACADE

A4-1

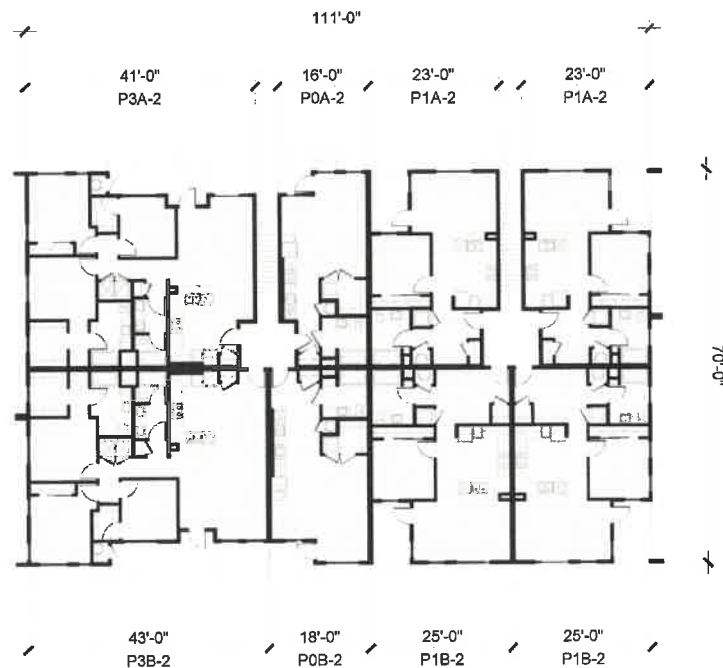




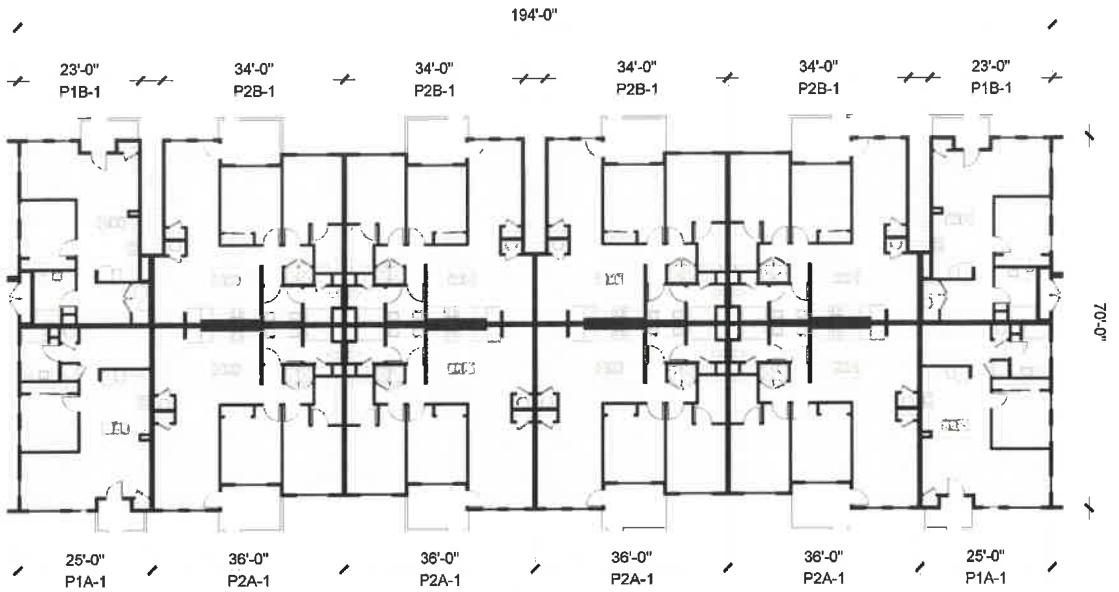
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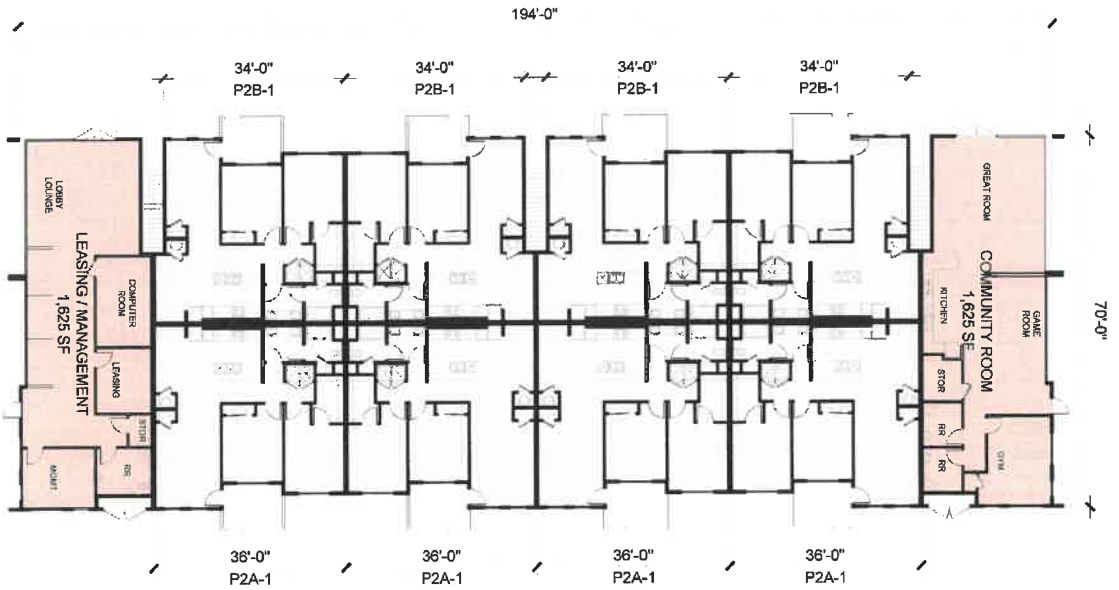
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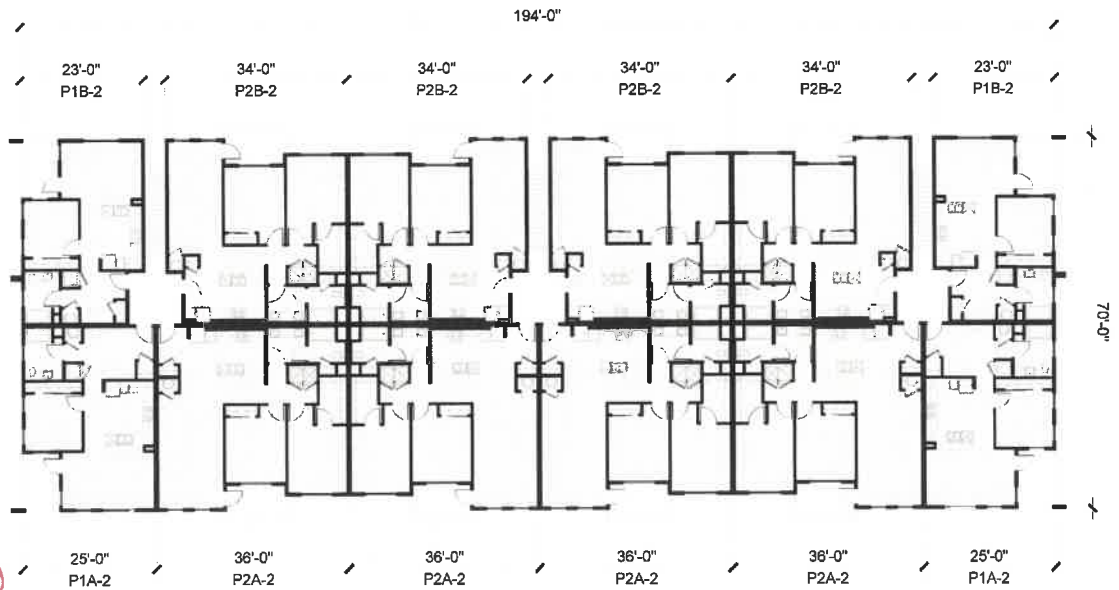
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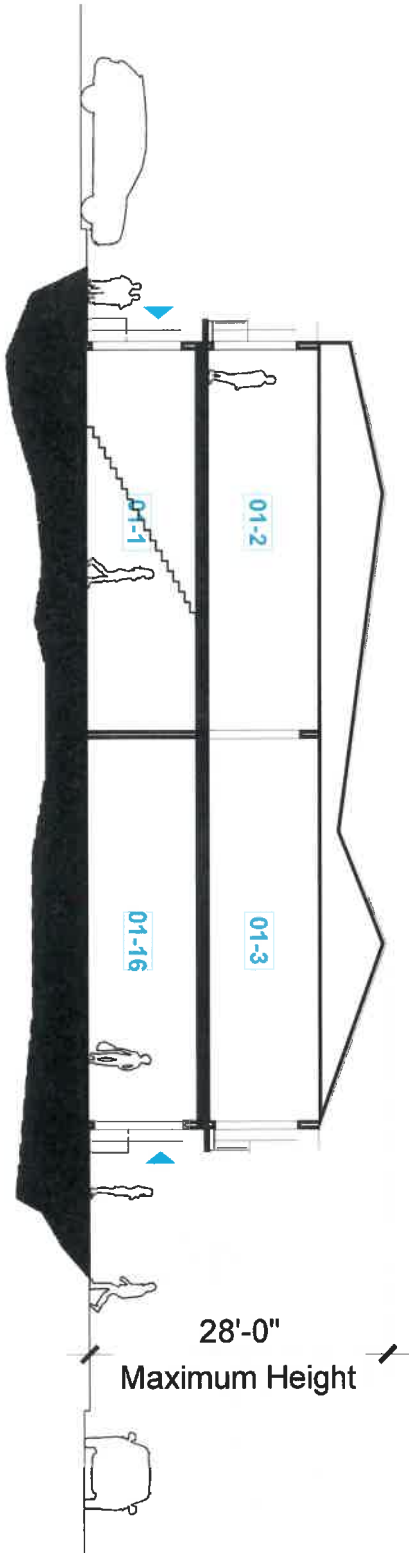
LEVEL 1 - ALT



LEVEL 2

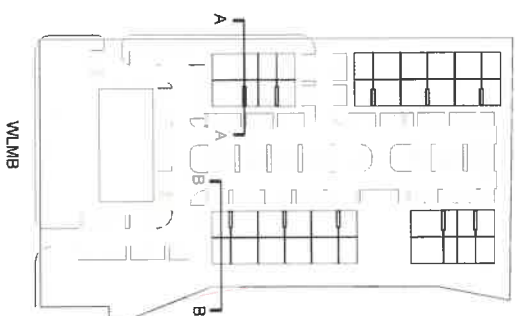
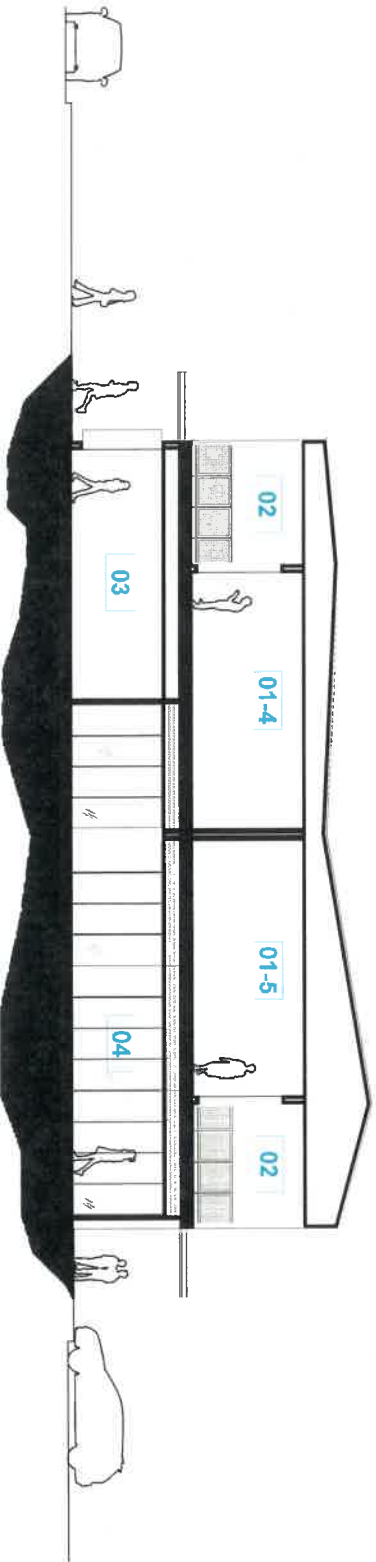


SECTION 'A-A'



28'-0"
Maximum Height

SECTION 'B-B'



CALLOUT LEGEND

- 01 UNIT - ##
- 02 DECK
- 03 LEASING
- 04 MANAGEMENT



BUILDING SECTIONS
CROSS SECTIONS

A 5-0



Lake Mead Affordable Housing
NORTH LAS VEGAS, NEVADA
#2023-0299

CONCEPT DESIGN
OCTOBER 27, 2023

Architecture + Planning
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5185 S. Durango Drive
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BRINSHORP
Brinshor Development, LLC
1633 Oregon Avenue
Evanston, IL 60201

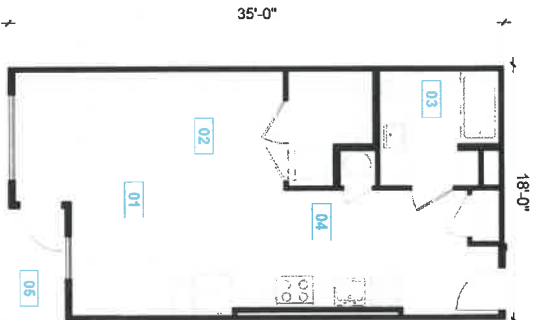
- CALLOUT LEGEND**
- 01 GREAT ROOM
 - 02 SLEEPING
 - 03 BATHROOM
 - 04 KITCHEN
 - 05 DECK/BALCONY
 - 06 DEN



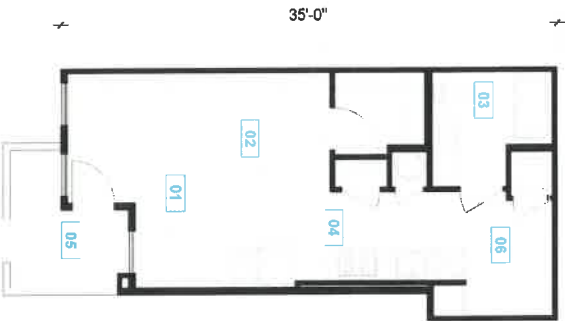
PLAN D-A2
0 BEDROOM
1 BATH
570 SF



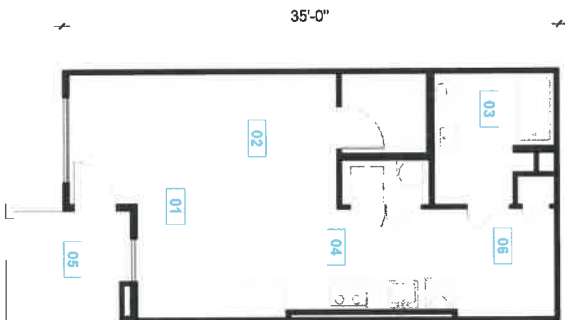
PLAN D-B2
0 BEDROOM
1 BATH
568 SF

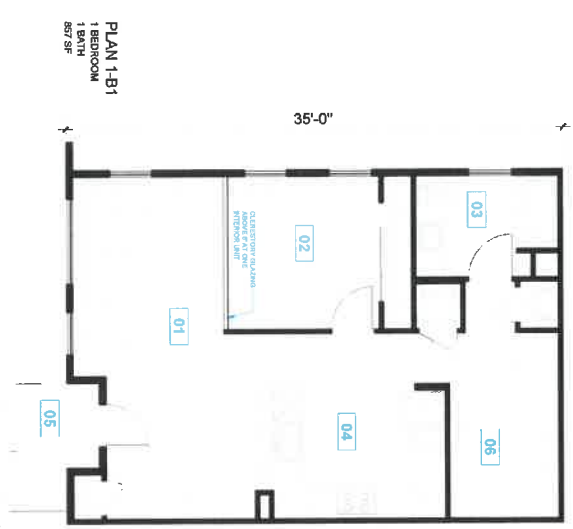
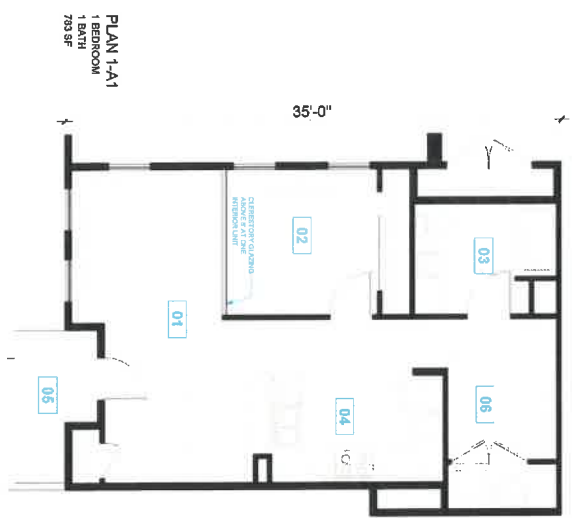
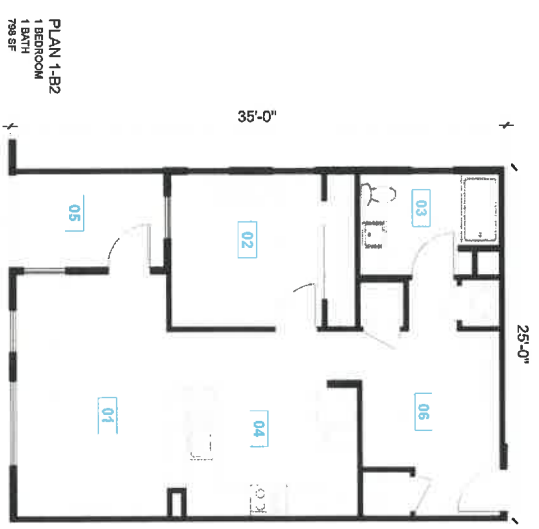
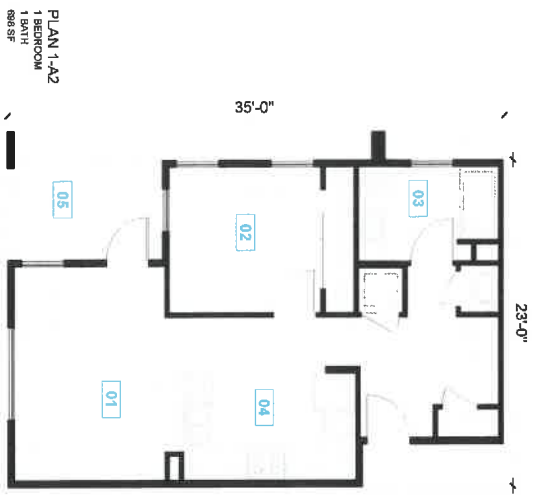


PLAN D-A1
0 BEDROOM
1 BATH
560 SF



PLAN D-B1
0 BEDROOM
1 BATH
562 SF





- CALLOUT LEGEND**
- 01 GREAT ROOM
 - 02 SLEEPING
 - 03 BATHROOM
 - 04 KITCHEN
 - 05 DECK/BALCONY
 - 06 DEN

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Lake Mead Affordable Housing
NORTH LAS VEGAS, NEVADA
#2023-0086

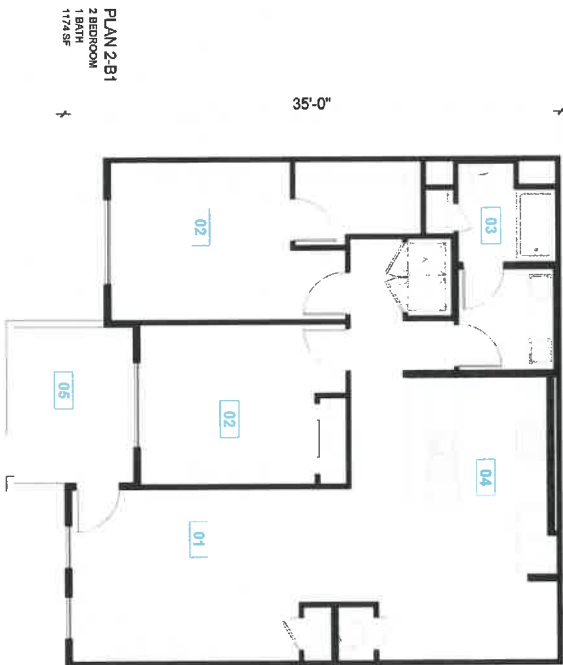
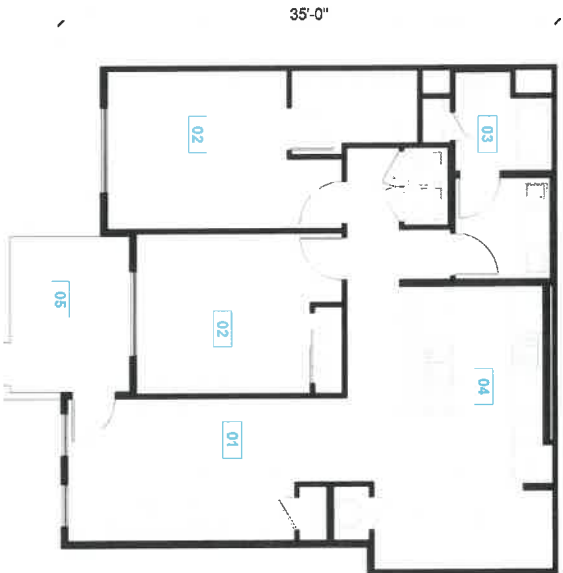
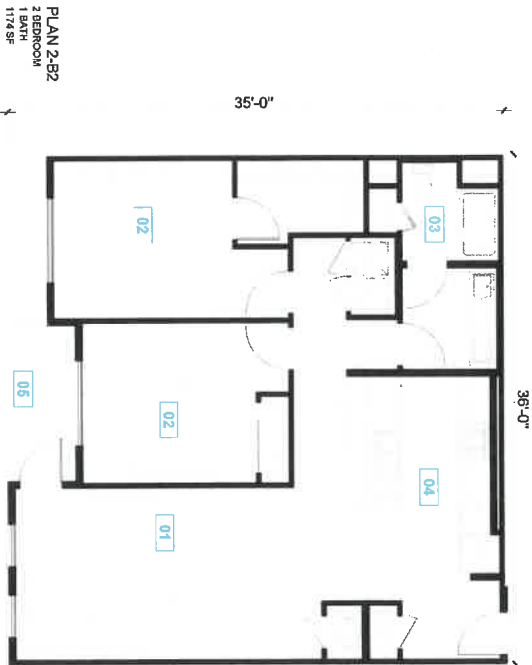
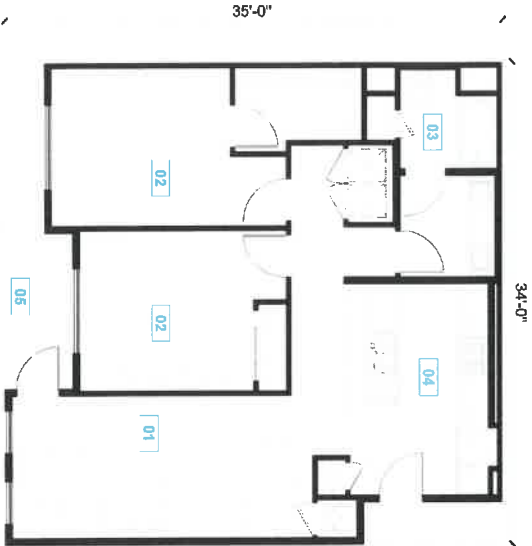
CONCEPT DESIGN
OCTOBER 27, 2023



UNIT PLANS
ONE BEDROOM UNITS

A 6-1





- CALLOUT LEGEND**
- 01 GREAT ROOM
 - 02 SLEEPING
 - 03 BATHROOM
 - 04 KITCHEN
 - 05 DECK/BALCONY

UNIT PLANS
TWO BEDROOM UNITS

A 6-2



BRINSHORE

Brinshore Development, LLC
1633 Orrington Avenue
Evanston, IL 60201



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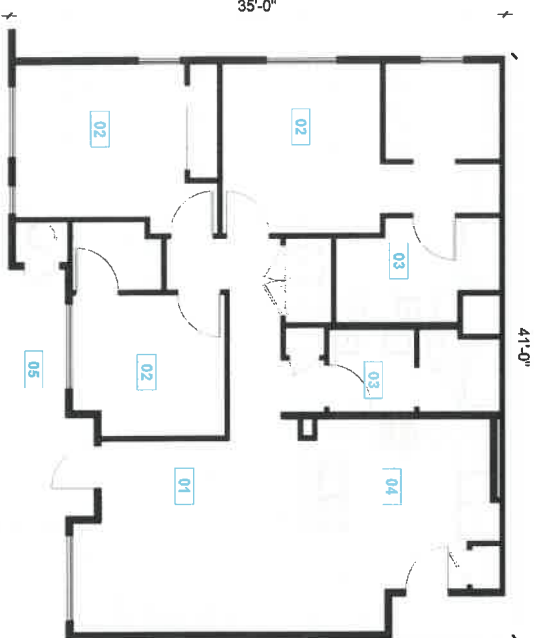
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Lake Mead Affordable Housing
NORTH LAS VEGAS, NEVADA
#2023-0489

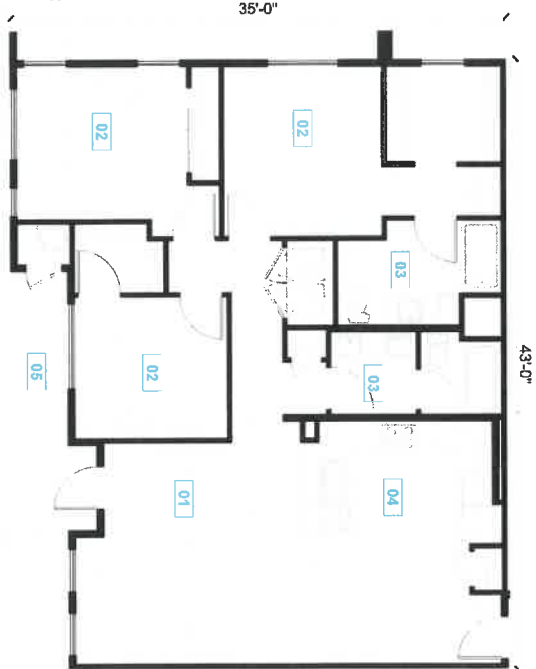
CONCEPT DESIGN
OCTOBER 27, 2023



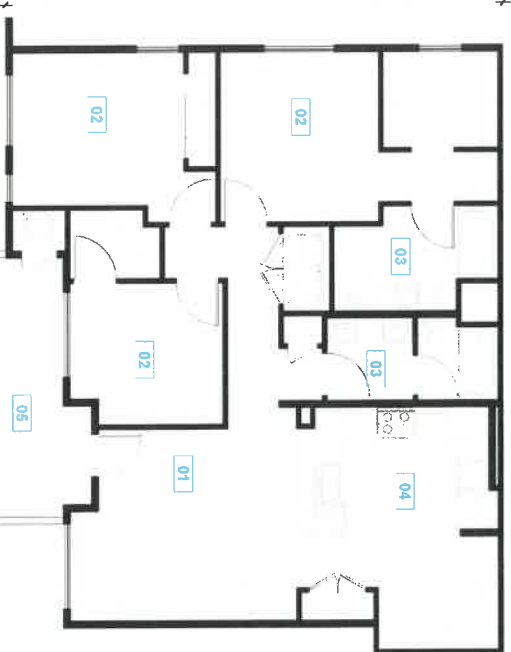
PLAN 3-A2
3 BEDROOM
2 BATH
1286 SF



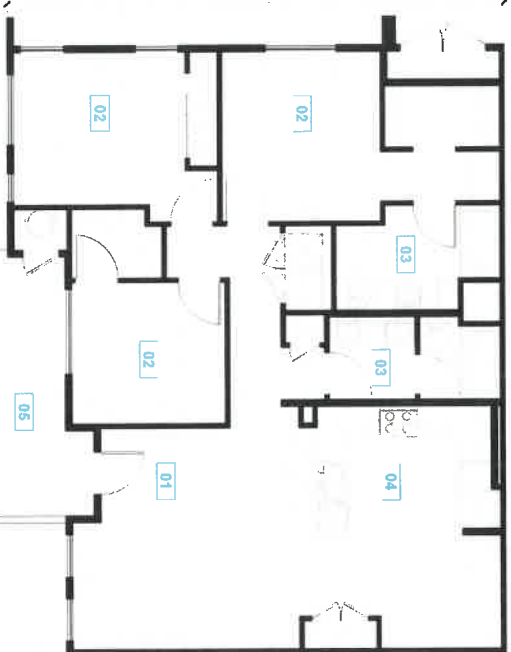
PLAN 3-B2
3 BEDROOM
2 BATH
1370 SF



PLAN 3-A1
3 BEDROOM
2 BATH
1233 SF



PLAN 3-B1
3 BEDROOM
2 BATH
1357 SF



- CALLOUT LEGEND**
- 01 GREAT ROOM
 - 02 SLEEPING
 - 03 BATHROOM
 - 04 KITCHEN
 - 05 DECK/BALCONY

BRINSHORE

Brinshore Development, LLC
1603 Orlin Road Avenue
Evanston, IL 60201

kme
ARCHITECTS

5195 S. Durango Drive
Ste. 103
Las Vegas, NV 89113

ktgy

Architecture + Planning
888.455.5948
ktgy.com

Lake Mead Affordable Housing
NORTH LAS VEGAS, NEVADA
#2023-0288

CONCEPT DESIGN
OCTOBER 27, 2023



UNIT PLANS
THREE BEDROOM UNITS

A 6-3



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	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466	467	468	469	470	471	472	473	474	475	476	477	478	479	480	481	482	483	484	485	486	487	488	489	490	491	492	493	494	495	496	497	498	499	500	501	502	503	504	505	506	507	508	509	510	511	512	513	514	515	516	517	518	519	520	521	522	523	524	525	526	527	528	529	530	531	532	533	534	535	536	537	538	539	540	541	542	543	544	545	546	547	548	549	550	551	552	553	554	555	556	557	558	559	560	561	562	563	564	565	566	567	568	569	570	571	572	573	574	575	576	577	578	579	580	581	582	583	584	585	586	587	588	589	590	591	592	593	594	595	596	597	598	599	600	601	602	603	604	605	606	607	608	609	610	611	612	613	614	615	616	617	618	619	620	621	622	623	624	625	626	627	628	629	630	631	632	633	634	635	636	637	638	639	640	641	642	643	644	645	646	647	648	649	650	651	652	653	654	655	656	657	658	659	660	661	662	663	664	665	666	667	668	669	670	671	672	673	674	675	676	677	678	679	680	681	682	683	684	685	686	687	688	689	690	691	692	693	694	695	696	697	698	699	700	701	702	703	704	705	706	707	708	709	710	711	712	713	714	715	716	717	718	719	720	721	722	723	724	725	726	727	728	729	730	731	732	733	734	735	736	737	738	739	740	741	742	743	744	745	746	747	748	749	750	751	752	753	754	755	756	757	758	759	760	761	762	763	764	765	766	767	768	769	770	771	772	773	774	775	776	777	778	779	780	781	782	783	784	785	786	787	788	789	790	791	792	793	794	795	796	797	798	799	800	801	802	803	804	805	806	807	808	809	810	811	812	813	814	815	816	817	818	819	820	821	822	823	824	825	826	827	828	829	830	831	832	833	834	835	836	837	838	839	840	841	842	843	844	845	846	847	848	849	850	851	852	853	854	855	856	857	858	859	860	861	862	863	864	865	866	867	868	869	870	871	872	873	874	875	876	877	878	879	880	881	882	883	884	885	886	887	888	889	890	891	892	893	894	895	896	897	898	899	900	901	902	903	904	905	906	907	908	909	910	911	912	913	914	915	916	917	918	919	920	921	922	923	924	925	926	927	928	929	930	931	932	933	934	935	936	937	938	939	940	941	942	943	944	945	946	947	948	949	950	951	952	953	954	955	956	957	958	959	960	961	962	963	964	965	966	967	968	969	970	971	972	973	974	975	976	977	978	979	980	981	982	983	984	985	986	987	988	989	990	991	992	993	994	995	996	997	998	999	1000	1001	1002	1003	1004	1005	1006	1007	1008	1009	1010	1011	1012	1013	1014	1015	1016	1017	1018	1019	1020	1021	1022	1023	1024	1025	1026	1027	1028	1029	1030	1031	1032	1033	1034	1035	1036	1037	1038	1039	1040	1041	1042	1043	1044	1045	1046	1047	1048	1049	1050	1051	1052	1053	1054	1055	1056	1057	1058	1059	1060	1061	1062	1063	1064	1065	1066	1067	1068	1069	1070	1071	1072	1073	1074	1075	1076	1077	1078	1079	1080	1081	1082	1083	1084	1085	1086	1087	1088	1089	1090	1091	1092	1093	1094	1095	1096	1097	1098	1099	1100	1101	1102	1103	1104	1105	1106	1107	1108	1109	1110	1111	1112	1113	1114	1115	1116	1117	1118	1119	1120	1121	1122	1123	1124	1125	1126	1127	1128	1129	1130	1131	1132	1133	1134	1135	1136	1137	1138	1139	1140	1141	1142	1143	1144	1145	1146	1147	1148	1149	1150	1151	1152	1153	1154	1155	1156	1157	1158	1159	1160	1161	1162	1163	1164	1165	1166	1167	1168	1169	1170	1171	1172	1173	1174	1175	1176	1177	1178	1179	1180	1181	1182	1183	1184	1185	1186	1187	1188	1189	1190	1191	1192	1193	1194	1195	1196	1197	1198	1199	1200	1201	1202	1203	1204	1205	1206	1207	1208	1209	1210	1211	1212	1213	1214	1215	1216	1217	1218	1219	1220	1221	12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BRINAHORE
Brinshore Development, LLC
1803 Oregon Avenue
Evanston, IL 60201

kme
ARCHITECTURAL
5105 S. Durango Drive
Ste. 103
Las Vegas, NV 89113

ktgy
Architecture + Planning
888.458.3949
ktgy.com

Lake Mead Affordable Housing
NORTH LAS VEGAS, NEVADA
#2023-0289

CONCEPT DESIGN
OCTOBER 27, 2023



PERSPECTIVE
LEASING OFFICE

A 7-1



BRINSHORE
Brinshore Development, LLC
1603 Oremington Avenue
Evanston, IL 60201

kme
ARCHITECTS
5195 S. Durango Drive
Ste. 103
Las Vegas, NV 89113

ktgy
Architecture + Planning
888.455.5949
ktgy.com

Lake Mead Affordable Housing
NORTH LAS VEGAS, NEVADA
#2023-0289

CONCEPT DESIGN
OCTOBER 27, 2023



PERSPECTIVE
AMENITY SPACE

A 7-2



BRINAHORI

Brinshore Development, LLC
1800 Orrington Avenue
Evanston, IL 60201



5185 S. Durango Drive
Ste. 103
Las Vegas, NV 89113



Architecture + Planning
803.458.5949
kitgy.com

Lake Mead Affordable Housing
NORTH LAS VEGAS, NEVADA
K2023-0028

CONCEPT DESIGN
OCTOBER 27, 2023



PERSPECTIVE
BUILDING CLOSE UP

A 7-3



ELEVATION PERSPECTIVE FROM SOUTH



01 - STUCCO (SW 2822)



02 - ASPHALT SHINGLE ROOFING



03 - FIBER CEMENT SIDING -
LIGHT BROWN



04 - AMENITY CANOPY



05 - FIBER CEMENT SIDING -
LIGHT BEIGE



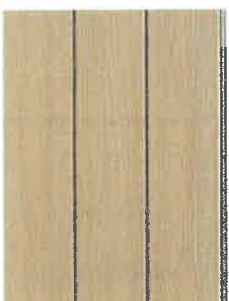
06 - STUCCO (SW 6621)



07 - VINYL WINDOWS



10 - SUN SHADING DEVICE - DARK GREY



08 - FIBER CEMENT SIDING (WOOD TONE)



10 - STUCCO (SW 7674)

BRUNSHORE
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Lake Mead Affordable Housing
NORTH LAS VEGAS, NEVADA
#2023-0239

CONCEPT DESIGN
OCTOBER 27, 2023



**COLORS &
MATERIALS**

A9-0



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 stated UNLV will look to operate the 2nd 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.

USE THIS SCALE (LET) WHEN MAP IS REDUCED FROM 11X17 ORIGINAL

MAP LEGEND

- PARTIAL BOUNDARY
- SUB BOUNDARY
- CONDOMINIUM UNIT
- AIR SPACE PCL
- RIGHT OF WAY PCL
- SUB-SURFACE PCL
- MATCH/LEADER LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- HISTORIC PCL BOUNDARY
- SECTION LINE

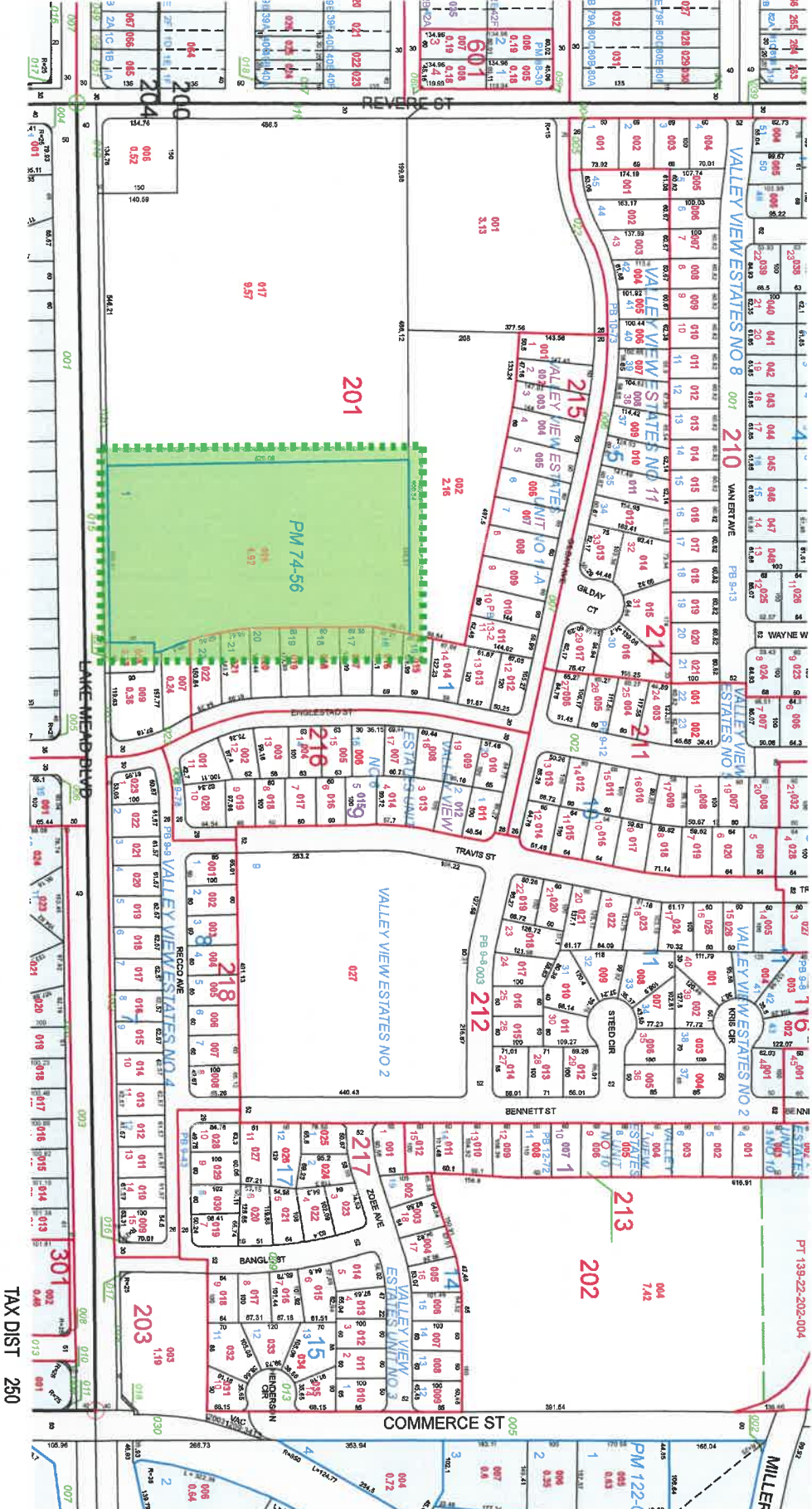
ASSESSOR'S PARCELS - CLARK COUNTY, NV.

Briana Johnson - Assessor

T205 R61E	22	S 2 NW 4	139-22-2
125	124	123	
138	139	140	
163	162	161	

Scale: 1" = 200'	Rev: 1/8/2019
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99	100

139-22-2	22	S 2 NW 4	139-22-2
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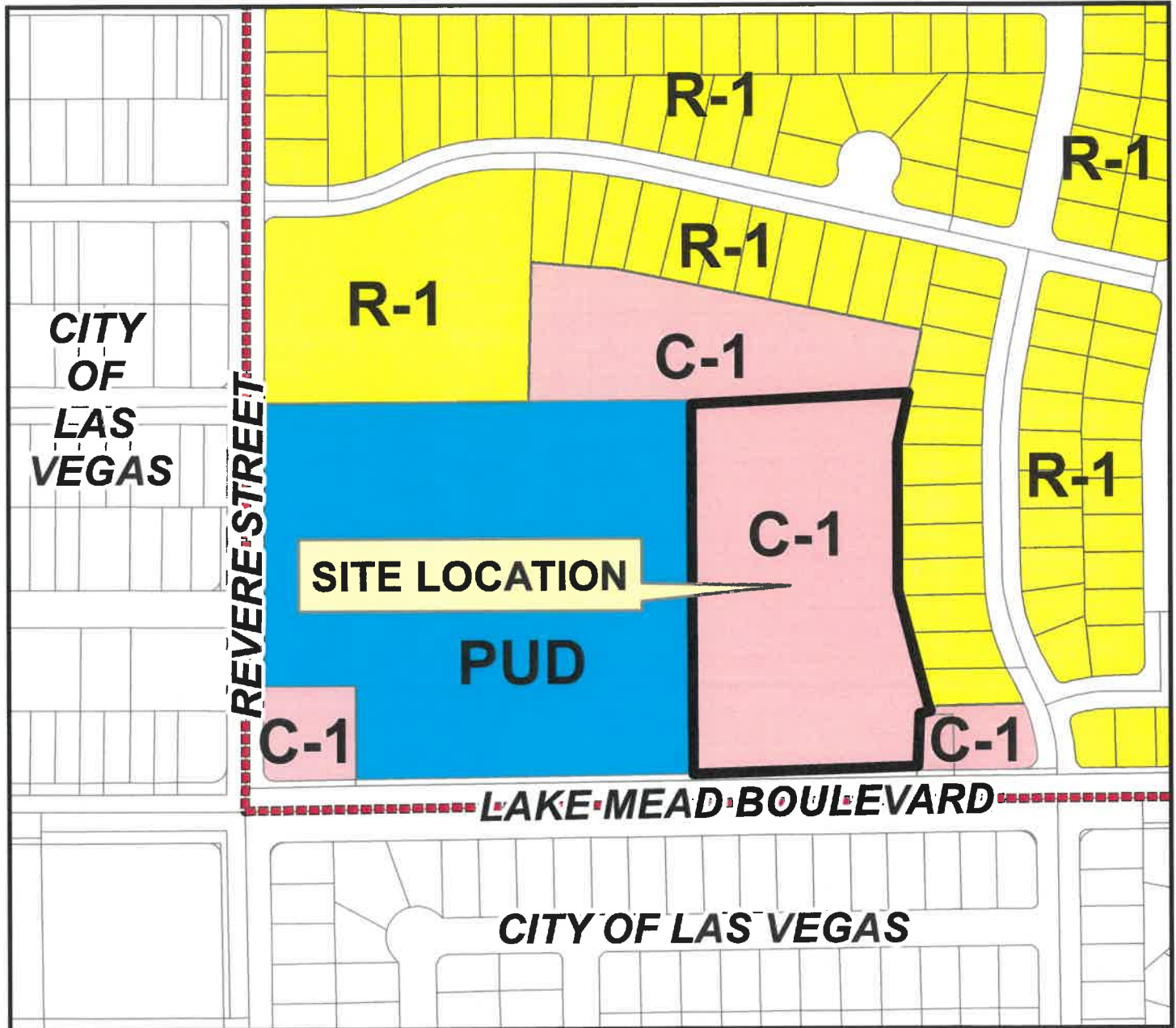


TAX DIST 250



THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: Clark County Real Property Management
Application Type: Property Reclassification
Request: From C-1 (Neighborhood Commercial District) to
MUD-N (Mixed-Use Development Neighborhood)
Project Info: 300 feet west of the intersection of Lake Mead
Boulevard and Englestad Street
Case Number: ZN-14-2023

11/07/2023

