



2525 W Horizon Ridge Pkwy Suite 230,  
Henderson, NV 89052  
Tel.: (702) 719-2020 Fax: (702) 269-9673  
Sheldon Colen, Architect (License No. 7701)

February 27, 2024

Land Development and Community Service Department  
2250 Las Vegas Blvd., North  
North Las Vegas, NV 89030

**RE: Letter of Intent for proposed Commercial Buildings at Cheyenne Ave and Coleman St.**

Please accept this letter of intent for the proposed construction of a neighborhood commercial building located on the corner of Cheyenne Ave. and Coleman St. (APN: 139-08-810-108 & 109). Through this design review, we respectfully request for your approval of the following.

1. Property Reclassification: Rezone from the Professional Office Commercial (C-P) to Neighborhood Commercial (C-1).
2. Master plan amendment from Residential (Single family low) to Neighborhood Commercial

The proposed building has a square footage of 2,175 square feet and stands at 22'-0" tall. The design intent, color scheme, and finishes have been selected to harmoniously blend with the ongoing new construction in The Las Vegas Valley. This will create a welcoming environment for the surrounding community to gather in. The site is accessible from Kidd St. and Coleman St. via 35-foot driveways, as well as ADA compliant pedestrian walkways.

The total of 24 parking spaces provided include 2 ADA accessible spaces; 1 car and 1 van. Two bike racks are also being provided. This will provide parking for two bicycles, which will help provide other opportunities for transportation to this establishment. All parking can be easily accessed by customers and employees via walkways located at the building entrances. As shown on the site plan, all parking is to be illuminated by new 20-foot tall shielded down light posts to eliminate any light pollution outside of the site, to comply with City of North Las Vegas regulations. Additional wall mounted lighting is provide is provided along the perimeter of the building which will help illuminate the walkways surrounding the building, making this building a safe and illuminated environment.

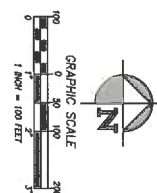
Adequate Landscape is being provided in the form of right of way buffers, terminal islands, and landscape fingers at parking stalls. Where a 20 foot landscape buffer with a single row of tress is acquired along the north and west property line, 20 foot buffers are provides with single rows of Holly Oak trees and Desert Museum Palo Verde tree for a more dense screen between adjacent residences and the proposed building. All plants being used are low maintenance, low water and native to Southern Nevada, Complying with the regional SNRPC plant list.

The proposed trash enclosure is located on the north side of the site. It will be constructed of 6-foot high CMU walls wrapped in stucco to match the buildings' finish. A solid cover over the trash enclosure will be also provided which consists of tube steel beams and columns with corrugated metal sheets to compliment the buildings design. Landscaping will be provided surrounding the enclosure for screening purposes, although still illuminated by a light pole to keep it safe for employees and away from vandalism.

We feel this new Restaurant building will attract new business to the area, which in return will create employment opportunities for the community. With these items in mind, we respectfully ask for your approval recommendation for this project.

Thank you,

Sergio Comparan  
SCA Design



PREPARED BY:	DATE:
PROFESSIONAL:	
LIMITED	
1400 WYOMING AVE.	
LOS ANGELES, CALIF. 90015	
PHONE (213) 475-5555	
TELETYPE (213) 475-5555	
TELEX 980000	
TELEFAX (213) 475-5555	
WWW.WYOMING.COM	
SCALE 0.01 AS NOTED	
SCALE 0.01 1/4	
DRAWING NAME:	
2.0000 INCH	
JOB NUMBER:	
2.0000	
SHEET NUMBER:	
1 OF 1	



2525 W Horizon Ridge Parkway, Suite 230  
Henderson, NV 89052  
Tel.: (702) 719-2020 Fax: (702) 269-9673  
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## Meeting Minutes

**Regarding:** Amendment to Comprehensive Master Plan and Property Reclassification (Rezone).  
**Project Location:** Cheyenne Avenue and Coleman Street. (Northwest Corner).  
**APN:** 139-08-810-108 & 139-08-810-109.  
**Project Description:** Land use designation from Single Family Low to Neighborhood Commercial. Property reclassification from (C-P) Professional Office Commercial District to Neighborhood Commercial District (C-1).  
**Meeting Date & Time:** December 18, 2023, 5:00 PM Pacific  
**Location:** Alexander Library at 1755 W. Alexander Rd., North Las Vegas NV. 89032

**Meeting called by:** Sergio Comparán, SCA Design  
**Start:** 5:00 PM  
**End:** 6:30 PM

**Attendees:** Sergio Comparán (Applicant Representative)  
Brian Fike (Applicant)  
Lillian Vonne Chowling (Guest / Neighbor / 3200 Kemp St.)  
Elmer Chowling (Guest / Neighbor / 3200 Kemp St.)  
Dona Hoesly (Guest / Neighbor / 3203 Kidd St.)

**Minutes:** The meeting started at 5:00 PM.  
The guest listed above arrived at 5:05 PM.  
Applicant presented the proposed project using full size scaled drawings including:  
Site plan  
Landscape plan  
Floor plan  
Exterior elevations  
The presentation ended at 5:15 PM.  
Lillian and Elmer stated their concerns by presenting the attached letter.  
Guest left meeting at 5:45 PM.  
No other neighbors attended.  
The meeting ended at 6:30 PM

Calls in Support: 0  
Calls in Opposition: 0  
Emails Received in Support: 0  
Email Received in Opposition: 0  
Returned Postcards: 0

December 18, 2023

To Whom it may concern:

Regarding Amendment to Comprehensive Master Plan and Property Reclassification, Cheyenne Avenue and Coleman Street, APN 139-08-810-108 and 139-08-810-109

The following is our statement of opposition:

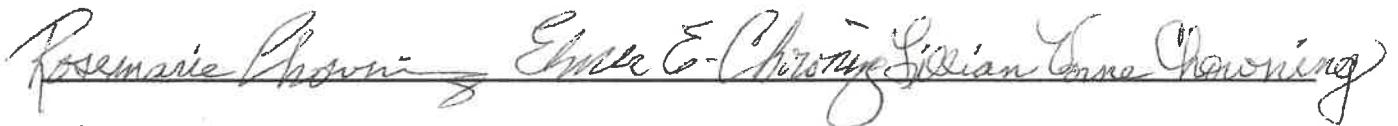
The lives of our families are on the line-the front line! Our dwarfed properties have extreme obsolescence because they are no longer suitable for Residential Use. Our families are residing in very high risk environmental endangerment. This is not acceptable. Our families are forced to live in "harm's way" caused by environmentally dangerous threats. We feel, see and hear these threats every day. We should be able to reside in homes with peace, solitude and protection from high risk environmental endangerment threats.

The proposed amendment to the Comprehensive Master Plan and Rezone reclassification addresses the property located at the northwest corner of Cheyenne Avenue and Coleman Street. Existing nearby commercialization on West Cheyenne Avenue has brought significant adversity to our two properties which border the north side of W. Cheyenne. The commercialization has eroded the residential character of life of 3200 Kemp Street and 3203 Kidd Street.

We believe the City of North Las Vegas should not act in a manner that increases the vulnerability of our families to high risk environmental endangerment. We respectfully request the City of North Las Vegas perform its number one duty to protect our health, safety and well-being.

Respectfully by:

Rosemarie Chowning, Elmer Chowning, Lillian Vonne Chowning-3200 Kemp St.



and

Dona Hosely-3203 Kidd St.



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

**FROM:** CLARK COUNTY DEPARTMENT OF AVIATION

**APPLICATION:** ZN 000003-2024

**PROJECT:** CHEYENNE & COLEMAN RESTAURANT

**LOCATION:** 139-08-810-108, 109

**MEETING DATE:** APRIL 10, 2024, PLANNING COMMISSION MEETING  
AND MAY 1, 2024, CITY COUNCIL MEETING

### **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.

- **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.

Additionally, the property lies within the AE-65 (65-70 DNL) noise contour for the North Las Vegas Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade the Airport to meet future air traffic demand.

- Incorporate exterior to interior noise level reduction into the building construction as required by Code for use.
- Applicant is advised that 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.



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 THE SCALE SET WHEN MAP REDUCED FROM 11X17 ORIGINAL.

0 100 200 400 600 800

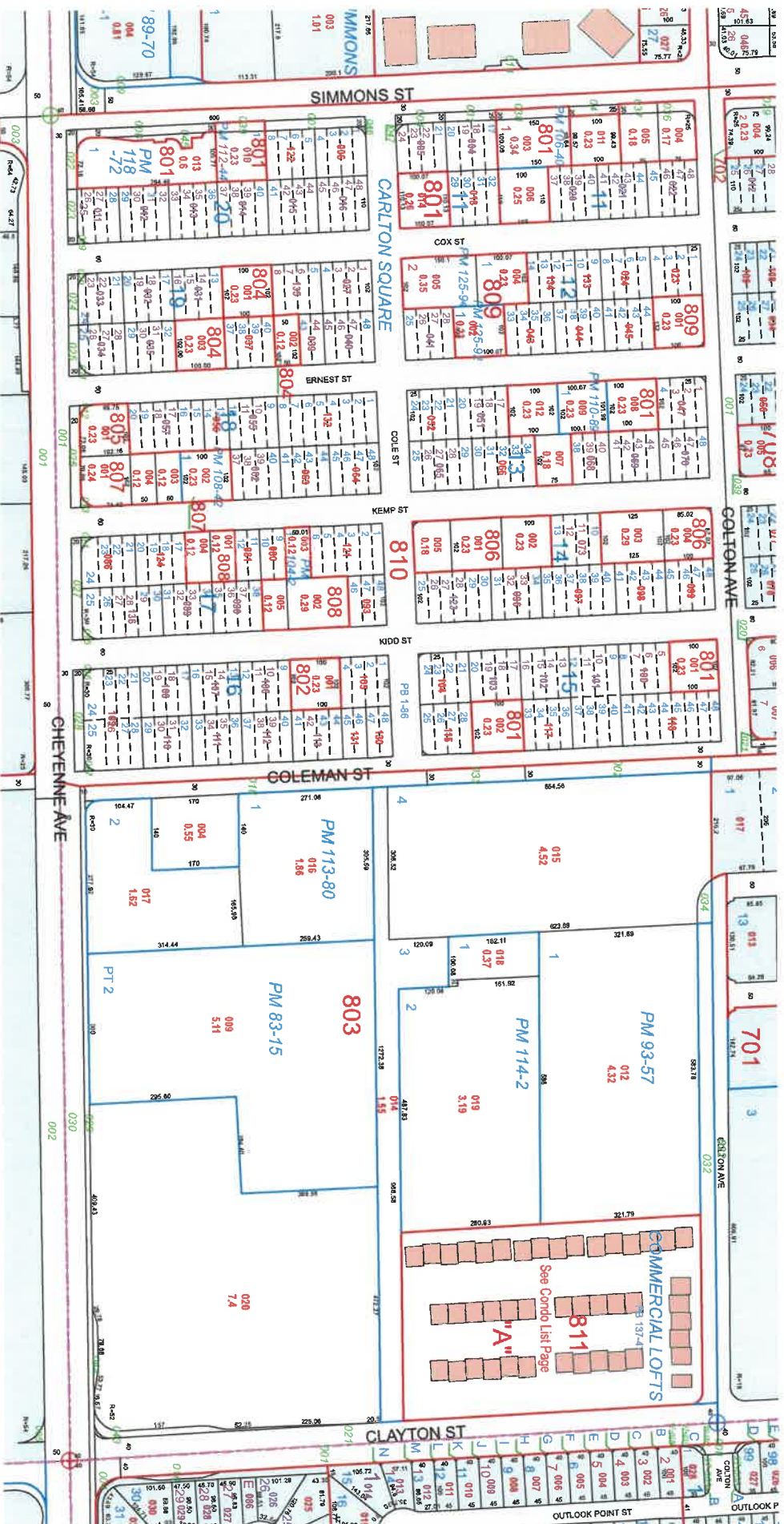
**ASSESSOR'S PARCELS - CLARK COUNTY, NV.**  
 Briana Johnson - Assessor

**MAP LEGEND**

- PARCEL BOUNDARY
- SUB BOUNDARY
- PAID ROAD
- ROAD EASEMENT
- MATCH / LEADER LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- HISTORIC PAID BOUNDARY
- SECTION LINE

001 ROAD PARCEL NUMBER  
 001 PARCEL NUMBER  
 1.00 ACREAGE  
 202 PARCEL SUBSE NUMBER  
 FB 24-45 PLAT RECORDING NUMBER  
 5 BLOCK NUMBER  
 5 LOT NUMBER  
 515 GOV. LOT NUMBER

T20S R61E	8	S 2 SE 4	139-08-8
6125	124	123	7 4 3 2 1
1738	139	140	7 4 3 2 1
4163	162	161	7 4 3 2 1
Scale: 1" = 200'	Rev: 5/21/2020	MAP	5 1 5 1



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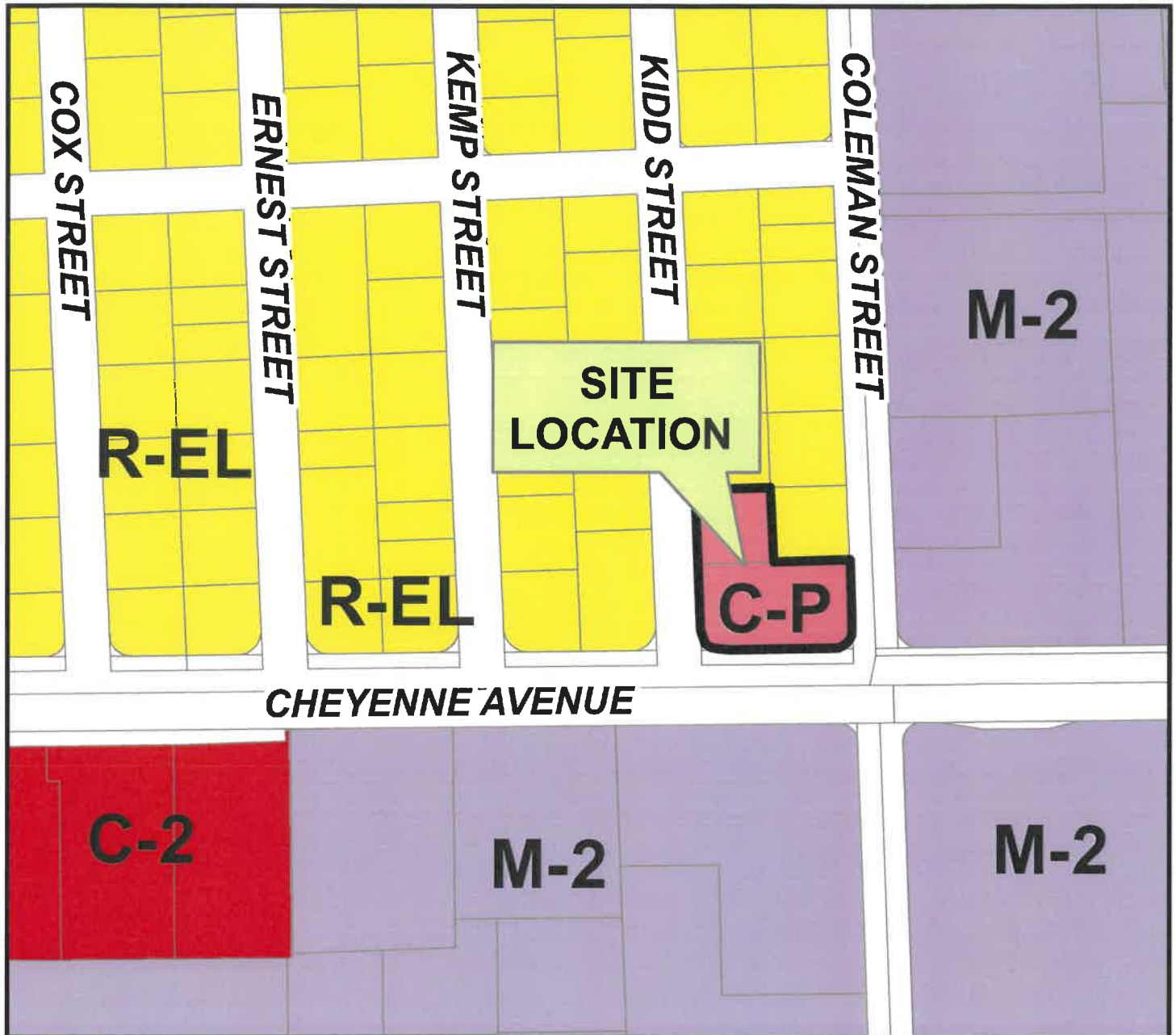
TAX DIST 250





# THE CITY OF NORTH LAS VEGAS

## Location & Zoning Map



Applicant: Randcol, LLC  
Application Type: Property Reclassification  
Request: From C-P (Professional Office Commercial District)  
to C-1 (Neighborhood Commercial District)  
Project Info: Northwest corner of Cheyenne Avenue and Coleman Street  
Case Number: ZN-03-2024

03/06/2024

