

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-06-2023 **Rancho and Lake Mead**
Date: June 13, 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 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.
2. Approval of a drainage study is required prior to submittal of the civil improvement plans.
3. 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.
4. 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.
5. 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.
6. The public street geometrics, width of over-pave and thickness of the pavement sections will be determined by the Department of Public Works.
7. The property owner is required to grant a roadway easement for commercial driveway(s) and where public and private streets intersect.
8. 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.
9. A revocable encroachment permit for landscaping within the public right-of-way is required, if applicable.

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.

For Residential only:

11. Proposed residential driveway slopes shall not exceed twelve percent (12%).
12. All residential driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 222.
13. All common elements shall be labeled and are to be maintained by the Home Owners Association.
14. This development must comply with the City's private street policy, 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.

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.

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



2525 Horizon Ridge Parkway, Suite 230
Henderson, NV 89052
Tel.: (702) 719-2020 Fax: (702) 269-9673
Gary L. Carlson, Architect (License No. 1859)
Sheldon Colen, Architect (License No. 7701)

May 30, 2023

City of North Las Vegas
Planning Department
2250 Las Vegas Blvd North, 1st Floor
North Las Vegas, NV 89030

RE: Letter of Intent – Lake Mead and Rancho Mixed Use Development
Amendment to the Mater Plana and Zone Change

Please accept this letter on behalf of the Master Developer, Agora Realty and Management Inc., for the proposed master planned redevelopment at Rancho Drive and Lake Mead Blvd. Today, Agora Realty and Management Inc. is in escrow to purchase Parcels 139-195-02-001, 139-196-02-001 and 139-195- 01-009. (Former Texas Station and Fiesta sites). Please consider this request to amend the Comprehensive Master Plan land use designation from Resort Commercial to Mixed-Use Neighborhood with a property reclassification from (C-2) General Commercial and (C-3) General Service Commercial to Planned Unit Development District (PUD).

The Master Developer intends to develop the site in phases into a mix of commercial and residential uses. The commercial component is planned to contain a mix of experiential commercial, recreation, hotel, retail, restaurant, and multifamily uses. The residential component will contain up to 665 dwelling units, a vibrant mix of residential housing options for the community. The site will be developed with the commercial component located towards the north and west of the site and the residential located on the southeast corner of the site.

To facilitate this multi-phase development, we are currently requesting two approvals from the Planning Commission and City Council; 1) A change in the land use classification of the subject property to Mixed-Use Neighborhood and 2) rezoning to the Planned Unit Development District.

For the commercial/mixed-use component of the development (Sites A, B, & C) we are requesting to use the R-3 district for multifamily uses and C-2 District for commercial Permitted, Conditional, and Special Uses with the following uses as principally permitted:

- 3 Beer-Wine "On-sale" licenses
- 3 Full-liquor "On-sale" licenses
- 1 Restricted Gaming "On-sale" license
- 1 Hotel

- 1 Ice Skating Rink
- 1 Sports Field
- Outdoor Entertainment
- 1 Convenience Food Store w/ or w/out gas pumps
- 1 Car wash
- 1 Child Care Center
- Vocational School

For the residential component (Site D) we intend to develop the site with strong pedestrian connections to the adjacent commercial component. As a residential builder has not been decided upon and to help facilitate development of the site, we are requesting the ability to develop the residential component with any combination of single and multi-family uses subject to the densities allowed in the Mixed-Use Neighborhood land use classification.

Thank you for your kind consideration of our request. We believe that this development will create a vibrant addition to the community and help attract new businesses 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.

Should you have any questions or wish to further discuss this application please contact me at (702) 719-2020.

Sincerely,

SCA Design
Sergio Comparán



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May 30, 2023

City of North Las Vegas
Planning Department
2250 Las Vegas Blvd North, 1st Floor
North Las Vegas, NV 89030

RE: Project of Regional Significance – Lake Mead and Rancho Mixed Use Development

Please accept this statement on behalf of the Master Developer, Agora Realty and Management Inc., for the proposed master planned redevelopment at Rancho Drive and Lake Mead Blvd. Today, Agora Realty and Management Inc. is in escrow to purchase Parcels 139-195-02-001, 139-196-02-001 and 139-195- 01-009. (Former Texas Station and Fiesta sites).

The Master Developer intends to develop the site in phases into a mix of commercial and residential uses. The commercial component is planned to contain a mix of experiential commercial, recreation, hotel, retail, restaurant, and multifamily uses. The residential component will contain up to 665 dwelling units, a vibrant mix of residential housing options for the community. The site will be developed with the commercial component located towards the north and west of the site and the residential located on the southeast corner of the site.

NRS 278-026 defines a Project of Regional Significance as having the following criteria:

- Employment by not less than 938 employees;
- Housing by not less than 625 units;
- Hotel accommodations by not less than 625 rooms;
- Sewage by not less than 187,500 gallons per day;
- Water usage by not less than 625-acre feet per year; or
- Traffic by not less than an average of 6,250 trips daily.

The proposed development has been analyzed as a mixed-use development assuming the submitted condition with 665 residential units, 100,000 square foot of professional office, 100,000 square foot ice rink and 450,000 square feet of commercial/restaurant. We feel that this intensity is most likely greater than what ultimately be developed but provides a conservative approach for this determination.

Based upon these intensities the development will generate the following:

- Estimated Employment of 925 employees
- Residential Housing with 665 Units
- Hotel with 150 Rooms
- Sewage contribution of 162,000 gallons per day
- Water usage of 510-acre feet per year

- Projected Traffic of 14,241 trips daily

Based upon the projected Traffic generation for the development the project will require consideration as a project of Regional significance as outlined within City of North Las Vegas Title. This condition will be further analyzed with the Final Development Plan and establishment of final end uses and intensities. It should be noted that the proposed traffic generation will result in a reduction in daily trips when compared the previous use and that all traffic from the proposed development will be distributed to the arterial roadways, Carey Avenue, Lake Mead Boulevard and Rancho Drive, and NDTO roadway. All of these roadways have rights of way in excess of 100 feet and the points in ingress and egress will be the same or similar to in location and configuration to the previous uses' circulation pattern.

We believe that this development will create a vibrant addition to the community and help attract new businesses to the area, which in return will create employment opportunities for the community.

Should you have any questions or wish to further discuss this application please contact me at (702) 719-2020.

Sincerely,

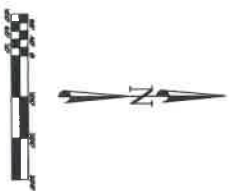
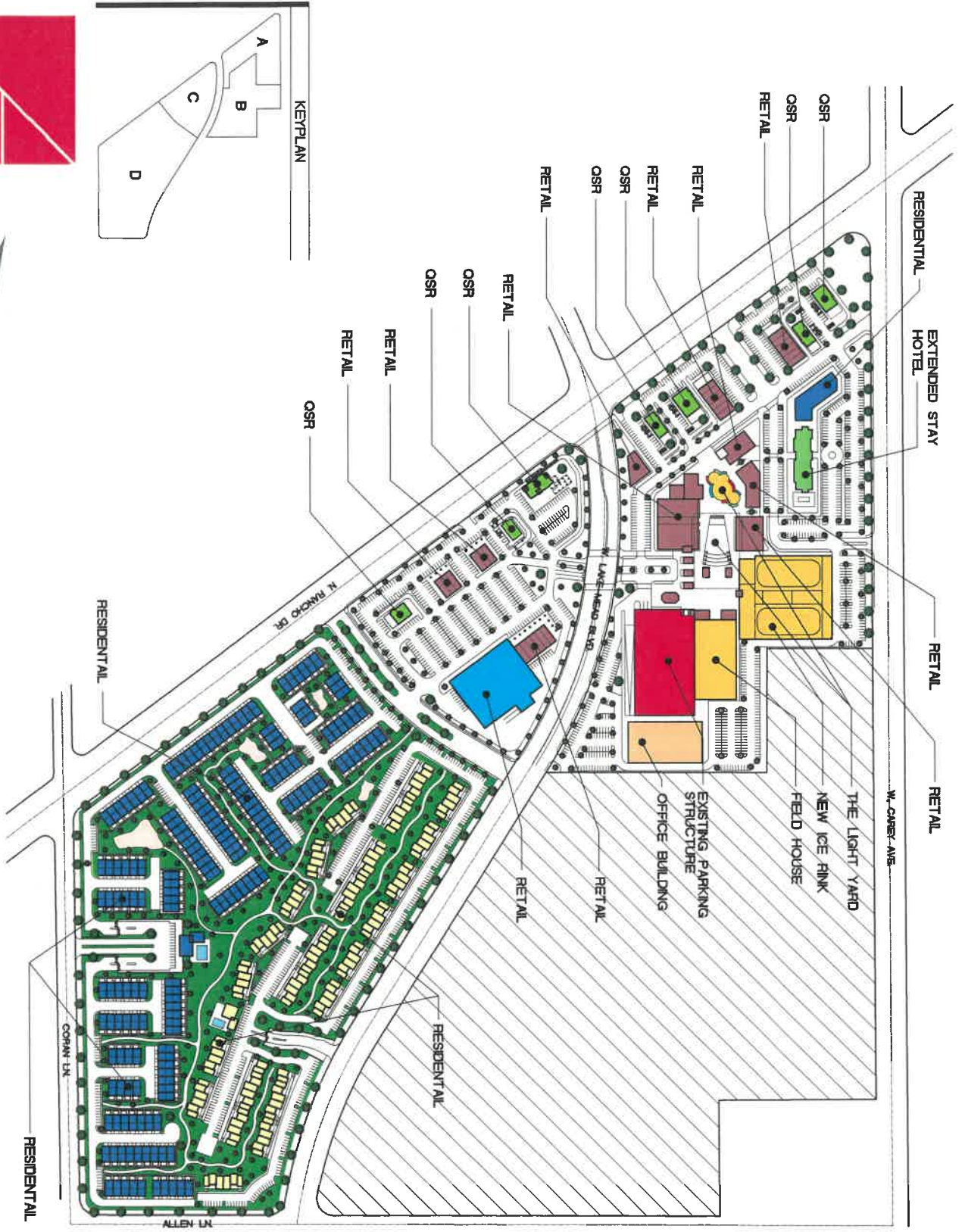
SCA Design
Sergio Comparán



SCALE 1"=20'
05.27.2023
22379

Seal of the State of Nevada
Sheldon Cohen
Registered Architect
No. 7701
The State of Nevada
Department of Public Safety
Division of Professional Regulation
Architects
This seal is the property of the State of Nevada
and shall not be used by anyone other than
the registered architect to whom it was issued
without the written consent of the State of Nevada
Department of Public Safety, Division of Professional Regulation
Architects
Copyright 2019

SITE PLAN CONCEPT



View 1 Champions Plaza



View 2 Champions Plaza



View 3 Champions Plaza



View 4 Aerial





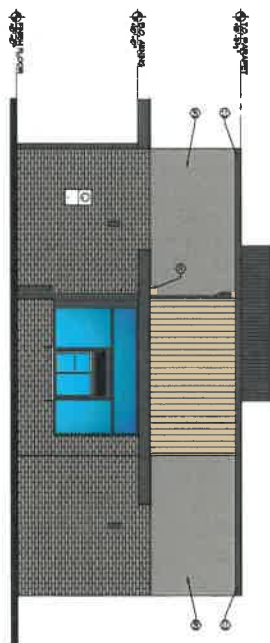
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APN: 139-19-501-009 / 139-19-502-001 / 139-19-602-001



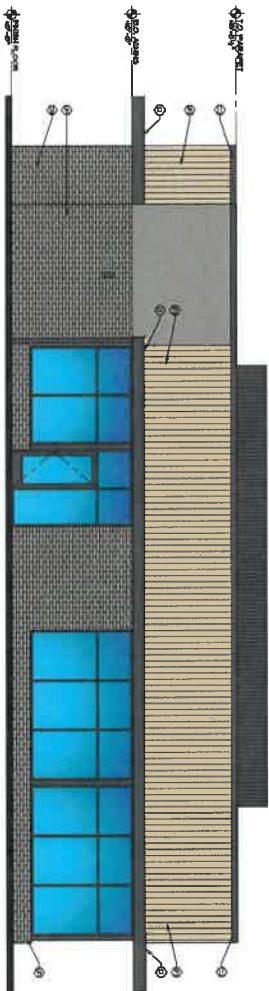
These operations are specifications on pages 41, 52A, 52B and may not be equivalent to and for any purpose, without the TCA Group's written consent. As indicated in section 10 of the documents, 314 and 315 are ready for sale, but "because of" only, whereas they are actually under contract. The "last best" deal comes with really all different last report of intent to the Group (TCA) able to participate with them. (page 41) 314 and 315 are 50 percent, 50 percent of the group, from the group, from the same documents. COPYWRIGHT RICH JONES

HOTEL CONCEPT



QSR SIDE ELEVATION

W.C.C.



QSR FRONT ELEVATION

W.C.C.

FINISH SCHEDULE			
ITEM	DETAIL	MANUFACTURE	QUANTITY
001	BRICK	48" x 24" x 8" (1200 x 600 x 80) mm	10,000 sq. ft.
002	CEILING	12" x 24" x 8" (300 x 600 x 80) mm	10,000 sq. ft.
003	FLOOR	12" x 24" x 8" (300 x 600 x 80) mm	10,000 sq. ft.
004	WALL	12" x 24" x 8" (300 x 600 x 80) mm	10,000 sq. ft.
005	ROOF	12" x 24" x 8" (300 x 600 x 80) mm	10,000 sq. ft.
006	DOOR	12" x 24" x 8" (300 x 600 x 80) mm	10,000 sq. ft.
007	WINDOW	12" x 24" x 8" (300 x 600 x 80) mm	10,000 sq. ft.
008	STAIR	12" x 24" x 8" (300 x 600 x 80) mm	10,000 sq. ft.
009	BATH	12" x 24" x 8" (300 x 600 x 80) mm	10,000 sq. ft.
010	KITCHEN	12" x 24" x 8" (300 x 600 x 80) mm	10,000 sq. ft.
011	REAR	12" x 24" x 8" (300 x 600 x 80) mm	10,000 sq. ft.
012	FRONT	12" x 24" x 8" (300 x 600 x 80) mm	10,000 sq. ft.
013	ROOF	12" x 24" x 8" (300 x 600 x 80) mm	10,000 sq. ft.
014	CEILING	12" x 24" x 8" (300 x 600 x 80) mm	10,000 sq. ft.
015	FLOOR	12" x 24" x 8" (300 x 600 x 80) mm	10,000 sq. ft.
016	WALL	12" x 24" x 8" (300 x 600 x 80) mm	10,000 sq. ft.
017	DOOR	12" x 24" x 8" (300 x 600 x 80) mm	10,000 sq. ft.
018	WINDOW	12" x 24" x 8" (300 x 600 x 80) mm	10,000 sq. ft.
019	STAIR	12" x 24" x 8" (300 x 600 x 80) mm	10,000 sq. ft.
020	BATH	12" x 24" x 8" (300 x 600 x 80) mm	10,000 sq. ft.
021	KITCHEN	12" x 24" x 8" (300 x 600 x 80) mm	10,000 sq. ft.
022	REAR	12" x 24" x 8" (300 x 600 x 80) mm	10,000 sq. ft.
023	FRONT	12" x 24" x 8" (300 x 600 x 80) mm	10,000 sq. ft.



HYLO PARK AT LAKE MEAD & RANCHO

APN: 139-19-501-009 / 139-19-502-001 / 139-19-602-001

A2.4

RETAIL ELEVATION - 1

MA

RETAIL ELEVATION - 2

MA

RETAIL CONCEPT

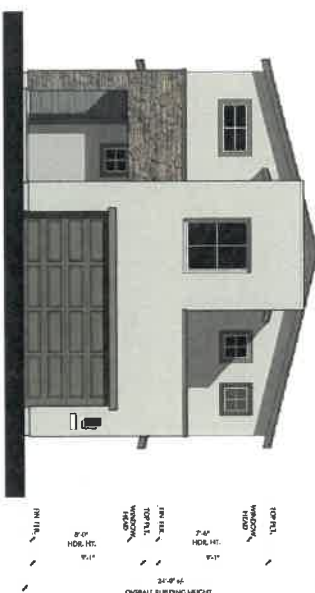
SCALE: N.T.S.
05.27.2023
22379

These drawings and specifications are prepared by the Architect and are intended to guide the construction of the project. They are not to be used for any other purpose without the written consent of the Architect. The Architect assumes no responsibility for the accuracy or completeness of the information provided by others. The Architect is not responsible for the design of the structure or the construction of the same. The Architect is not responsible for the design of the structure or the construction of the same. The Architect is not responsible for the design of the structure or the construction of the same.

FRONT ELEVATION - C 1575 PRAIRIE



FRONT ELEVATION - B 1575 DESERT CONTEMPORARY



FRONT ELEVATION - A 1575 MODERN



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

FROM: CLARK COUNTY DEPARTMENT OF AVIATION

APPLICATION: ZN-000006-2023

PROJECT: MIXED USE, MULTI FAMILY

LOCATION: 139-19-501-009, 502-001, 602-001

MEETING DATE: JULY 12, 2023, PLANNING COMMISSION, AUGUST 2, 2023, 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.

- 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, 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.



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Tel.: (702) 719-2020 Fax: (702) 269-9673
Gary L. Carlson, Architect (License No. 1859)
Sheldon Colen, Architect (License No. 7701)

Meeting Minutes

Regarding: Amendment to Comprehensive Master Plan and Property Reclassification (Rezone).
Project Location: Rancho Drive and Lake Mead Blvd. (Northeast & Southeast Corners).
APN: 139-19-501-009, 139-19-502-001, 139-19-602-001.
Project Description: Land use designation from Resort Commercial to Mixed-Use Neighborhood. Property reclassification from (C-2) General Commercial and (C-3) General service Commercial to Planned Unit Development District (PUD).
Meeting Date & Time: May 30, 2023, 5:30 PM Pacific
Location: 722 W. Carey Ave. Suite A, North Las Vegas NV. 89030

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

Attendees: Sergio Comparán (Applicant Representative)
Cary Lefton (Applicant)
Aaron Lefton (Applicant)
Paul Kramer (Guest / Neighbor / Budget Suites – VP of Operations)

Minutes: The meeting started at 5:30 PM
Guest (Paul Kramer) arrived at 5:30 PM
Questions by Paul Kramer are listed below:

1. What type of homes are being proposed?
 - a. Single family on the south site and possible apartments on the north site.
2. Is the north site under parked?
 - a. The existing parking structure is being kept in place, and the intention is to meet the required parking by code.
3. When is the anticipated start of construction?
 - a. The intent is to begin on the first quarter of 2024.

Guest (Paul Kramer) left meeting at 5:45 PM
No other neighbors attended.
The meeting ended at 6:30 PM.

Calls in Support: 2
Calls in Opposition: 0
Emails Received in Support: 0
Email Received in Opposition: 0
Returned Postcards: 9

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 WHEN MAP REDUCED FROM 11X17 ORIGINAL

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MAP LEGEND

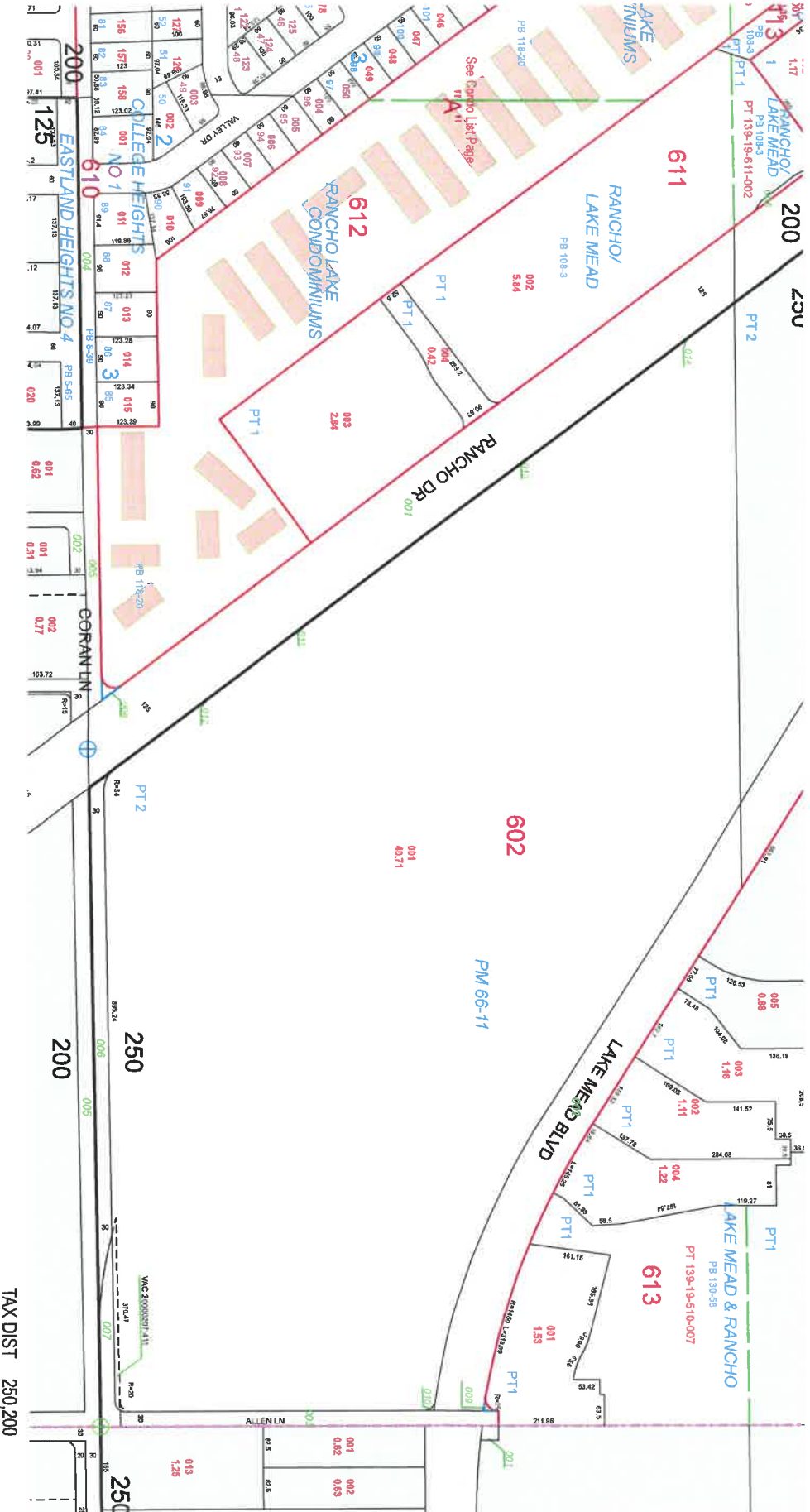
PARCEL BOUNDARY
 SUB BOUNDARY
 PLD BOUNDARY
 ROAD EASEMENT
 MATCH / LEADER LINE
 HISTORIC LOT LINE
 HISTORIC SUB BOUNDARY
 HISTORIC PLD BOUNDARY
 SECTION LINE

CONDOMINIUM UNIT
 AIR SPACE PCL
 RIGHT OF WAY PCL
 SUB-SURFACE PCL

001 ROAD PARCEL NUMBER
 001 PARCEL NUMBER
 1.00 ACREAGE
 202 PARCEL SUBSED NUMBER
 PB 24-45 PLAT RECORDING NUMBER
 5 BLOCK NUMBER
 5 LOT NUMBER
 64.5 GOV. LOT NUMBER

T20S R61E
 19
 S 2 NE 4
 139-19-6

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



TAX DIST 250,200

NOTES

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USE THIS SCALE FOR WHEN MAP REDUCED FROM 11X17 ORIGINAL

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MAP LEGEND

Parcel Boundary
Sub Boundary
Road Boundary
Road Easement
Match / Leader Line
Historic Sub Boundary
Historic PMAD Boundary
Section Line

Condominium Unit
Air Space PCL
Right of Way PCL
Sub-Surface PCL

007 ROAD PARCEL NUMBER
001 PARCEL NUMBER
100 ACREAGE
202 PARCEL SUB/SEQ NUMBER
PB 24-45 PLAT RECORDING NUMBER
5 BLOCK NUMBER
6 LOT NUMBER
CL 5 GOV LOT NUMBER

ASSESSOR'S PARCELS - CLARK COUNTY, NV.

Briana Johnson - Assessor

T20S R61E

19

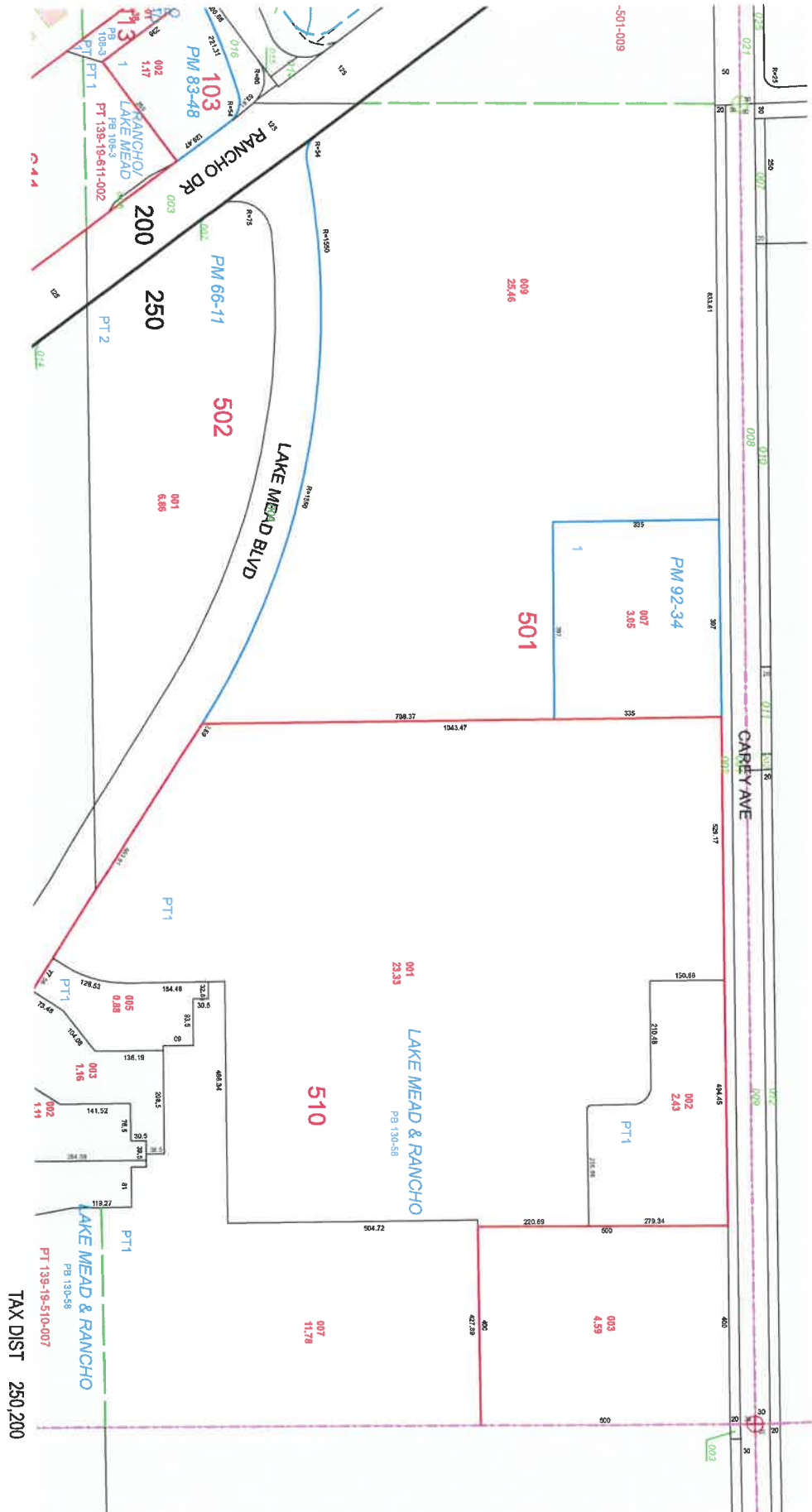
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139-19-5

Scale: 1" = 200'

Rev: 1/8/2019

BOOK	1720S R61E		SEC.	19		139-19-5	
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TAX DIST 250,200

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



Briana Johnson - Assessor

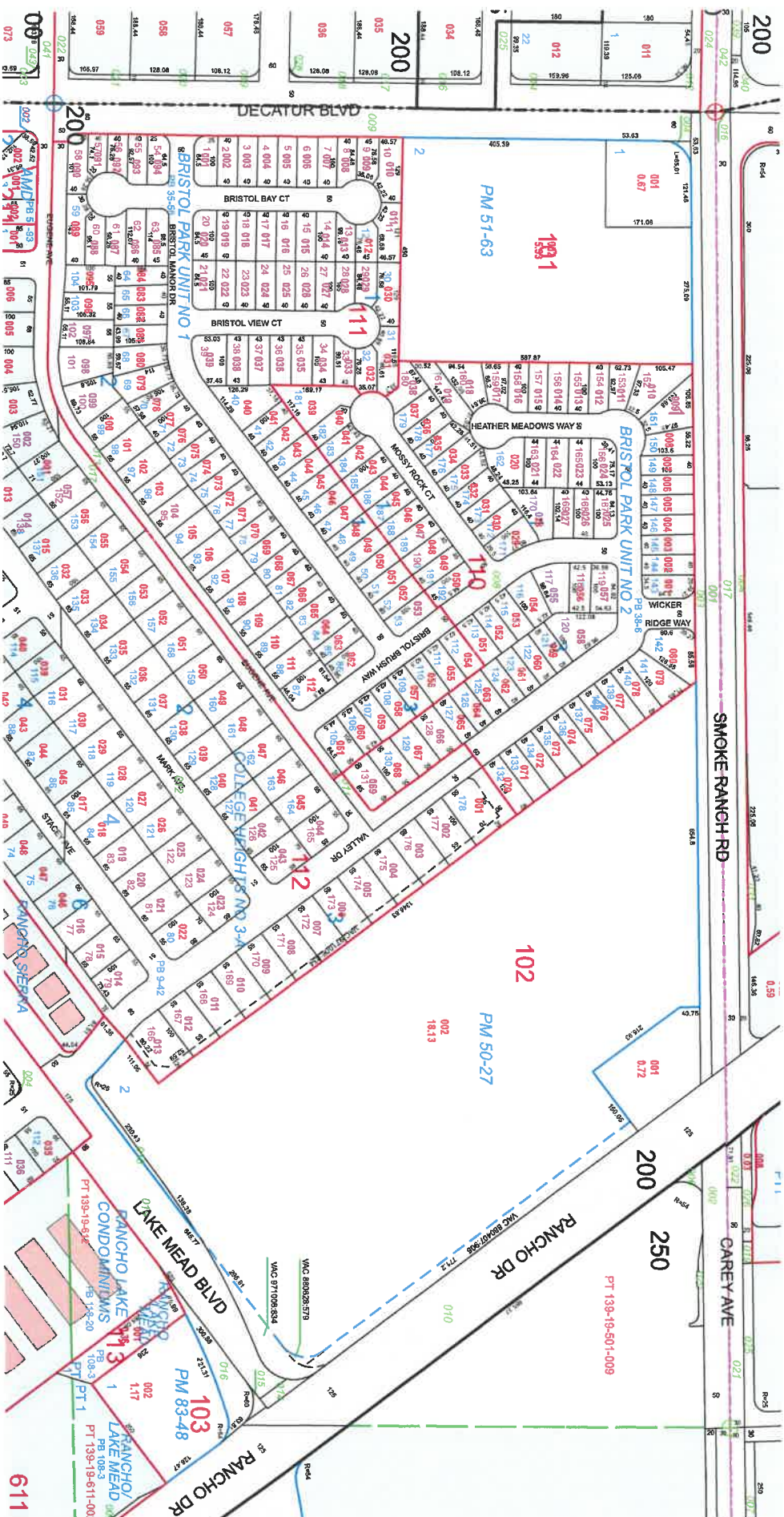
Briana Johnson - Assessor

PARCEL BOUNDARY		CONCOMMINUM UNIT	007 ROAD PARCEL NUMBER
SUB BOUNDARY		AIR SPACE POL.	001 PARCEL NUMBER
ROAD BOUNDARY		RIGHT OF WAY POL.	100 ACERAGE
KNOB EASEMENT		SUB-SURFACE POL.	202 PARCEL, SUSPENSE NUMBER
SECTION LINE			FB 24-66 PRE-RECORDING NUMBER
HISTORIC LOT LINE			5 BLOCK NUMBER
HISTORIC SUB BOUNDARY			5 LOT NUMBER
SECTION LINE			GLS GOV. LOT NUMBER

SEC.	19				
7	8	9	10	11	12
16	17	18	19	20	21
28	29	30	31	32	33
40	41	42	43	44	45
53	54	55	56	57	58
66	67	68	69	70	71
80	81	82	83	84	85
94	95	96	97	98	99

8	4	8
5	1	5
6	2	6
7	3	7
8	4	8
5	1	5

139-19-1

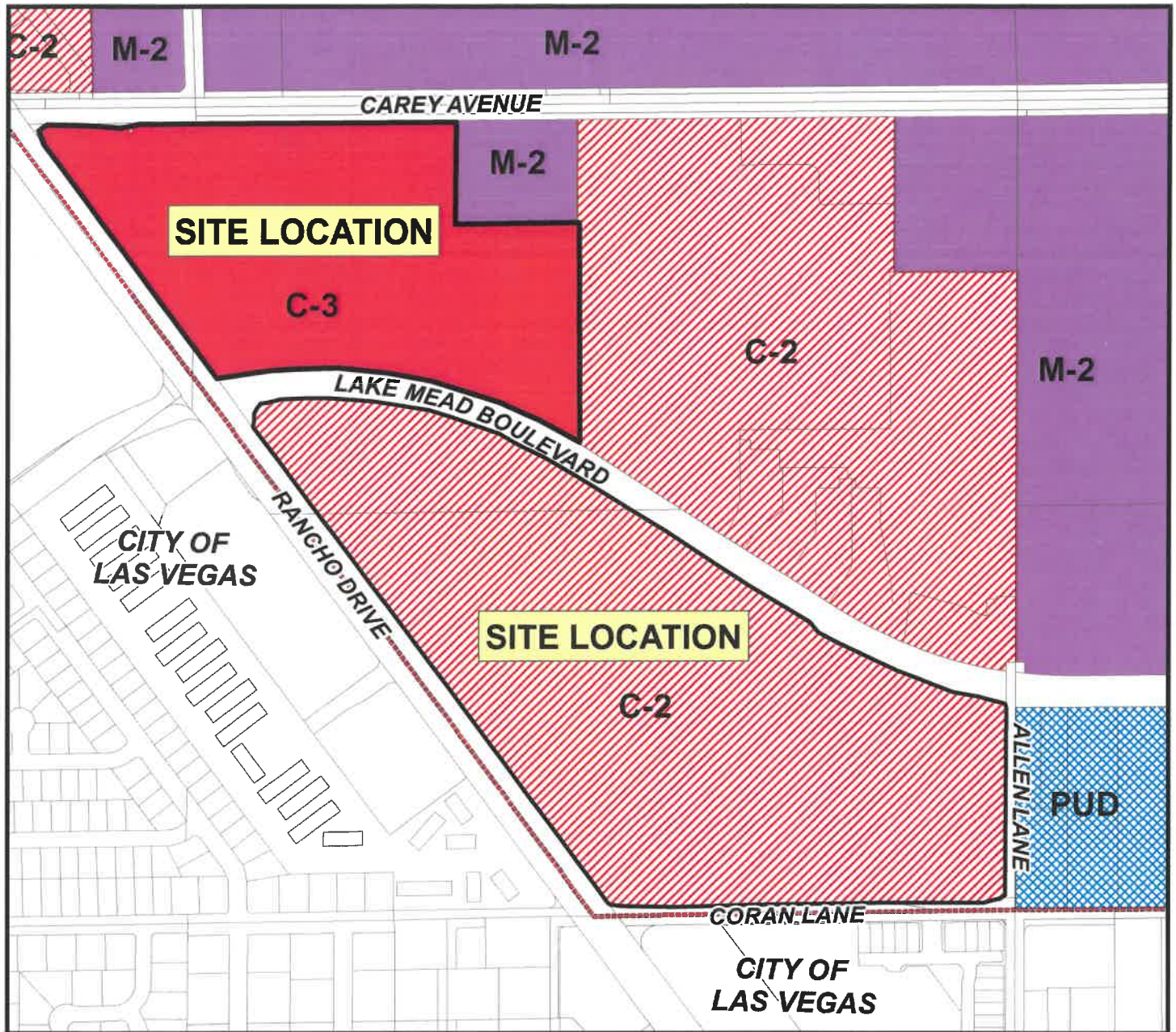


TAX DIST 250,200



THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: Agora Realty and Management, Inc
Application Type: Property Reclassification
Request: C-2 (General Commercial District) and C-3 (General Service Commercial District) to a PUD (Planned Unit Development District)
Project Info: Northeast and Southeast corners of Rancho Drive and Lake Mead Boulevard
Case Number: ZN-06-2023

06/05/2023

