

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

FROM: CLARK COUNTY DEPARTMENT OF AVIATION

APPLICATION: AMP-000005-2023

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.



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

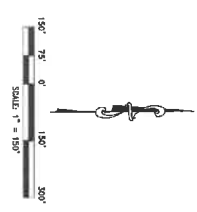
For the residential component (Site D) we intend to develop the site with strong pedestrian connections to the adjacent commercial component. As a residential builder has not been decided upon and to help facilitate development of the site, we are requesting the ability to develop the residential component 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



B-1
SMT 1 of



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May 30, 2023

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2250 Las Vegas Blvd North, 1st Floor
North Las Vegas, NV 89030

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

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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



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Henderson, NV 89052
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/FEET WHEN MAP REDUCED FROM 11X17 ORIGINAL.

0 100 200 300 400 500

NOTES

MAP LEGEND

- PARCEL BOUNDARY
- SUB BOUNDARY
- PM/D BOUNDARY
- ROAD EASEMENT
- MATCH / LEADER LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- SECTION LINE
- CONDOMINIUM UNIT
- AIR SPACE PCL.
- RIGHT OF WAY PCL.
- SUB-SURFACE PCL.

ASSESSOR'S PARCELS - CLARK COUNTY, NV

Briana Johnson - Assessor

T20S R6E

19

N 2 NE 4

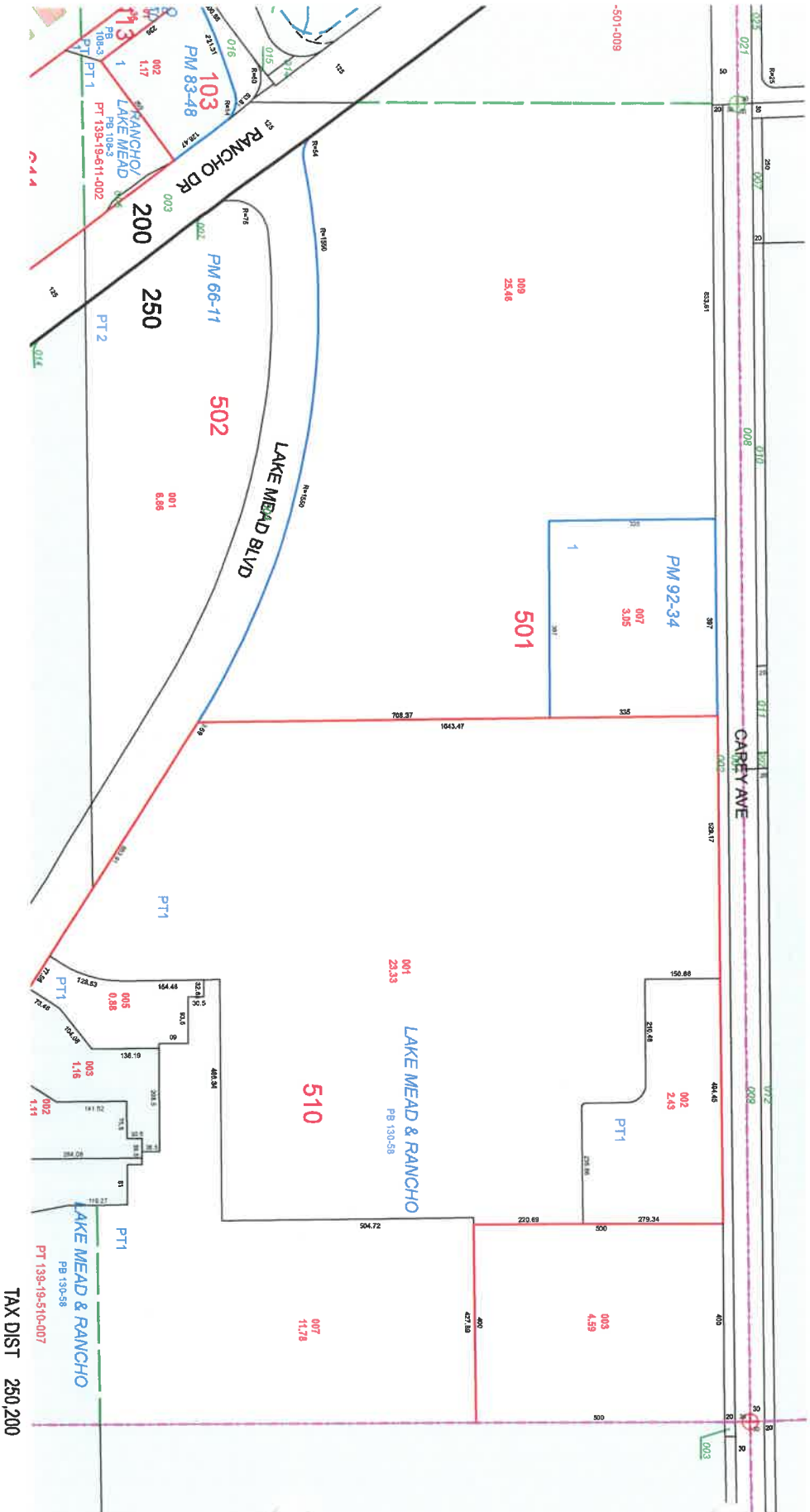
139-19-5

Scale: 1" = 200'

Rev: 1/8/2019

CLARK COUNTY

NEVADA



TAX DIST 250,200

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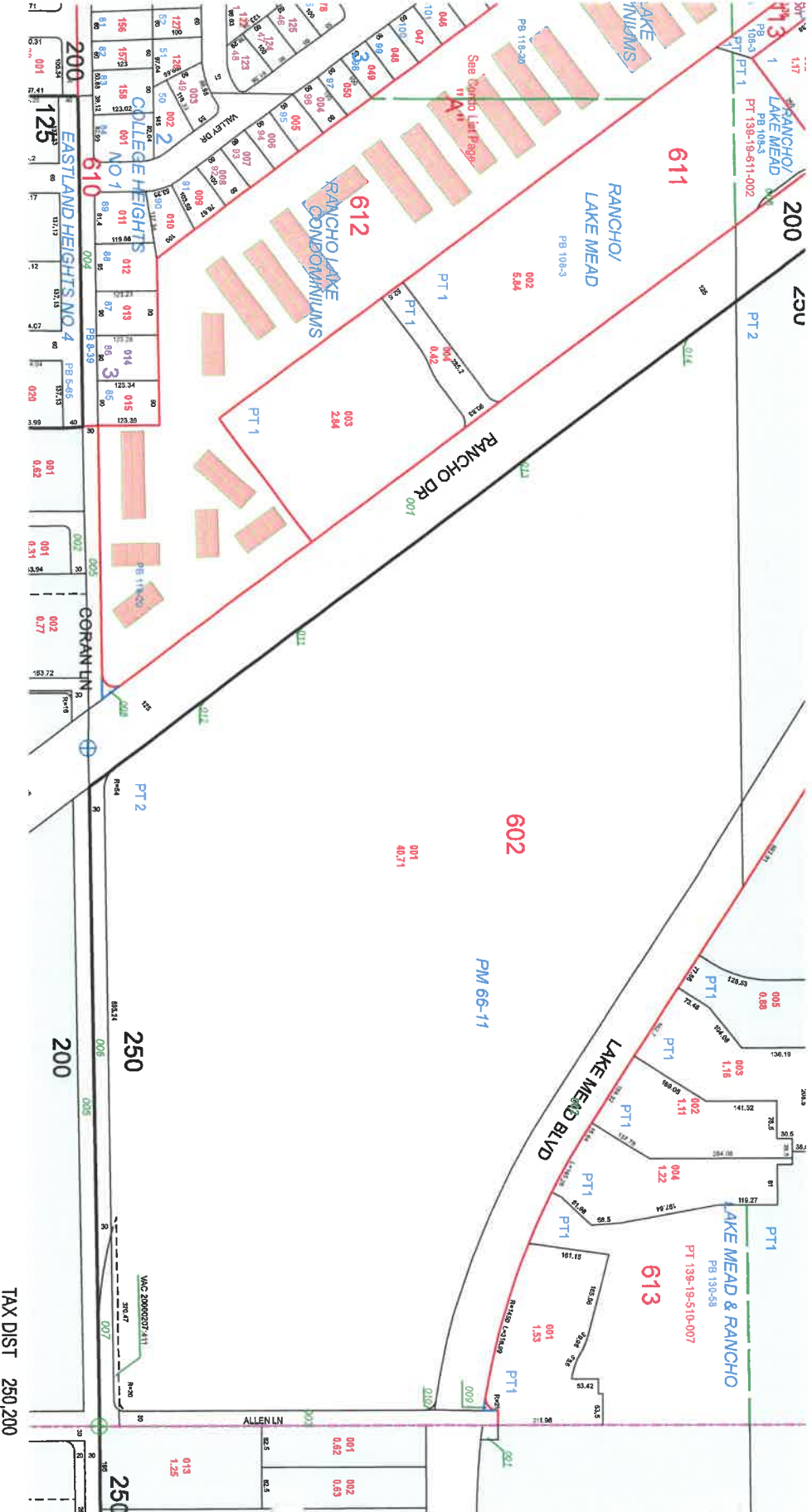
MAP LEGEND

	PARCEL BOUNDARY		CONDOMINIUM UNIT
	SUB BOUNDARY		AIR SPACE PCL
	PMLD BOUNDARY		RIGHT OF WAY PCL
	ROAD EASEMENT		SUB-SURFACE PCL
	MATCH / LEADER LINE		
	HISTORIC LOT LINE		
	HISTORIC SUB BOUNDARY		
	HISTORIC PMLD BOUNDARY		
	SECTION LINE		

BOOK	T20S R61E	SEC.	19	TAX	S 2 NE 4	139-19-6
26	125	124	123	7	1	5
37	138	139	140	8	2	6
54	163	162	161	9	3	7

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

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
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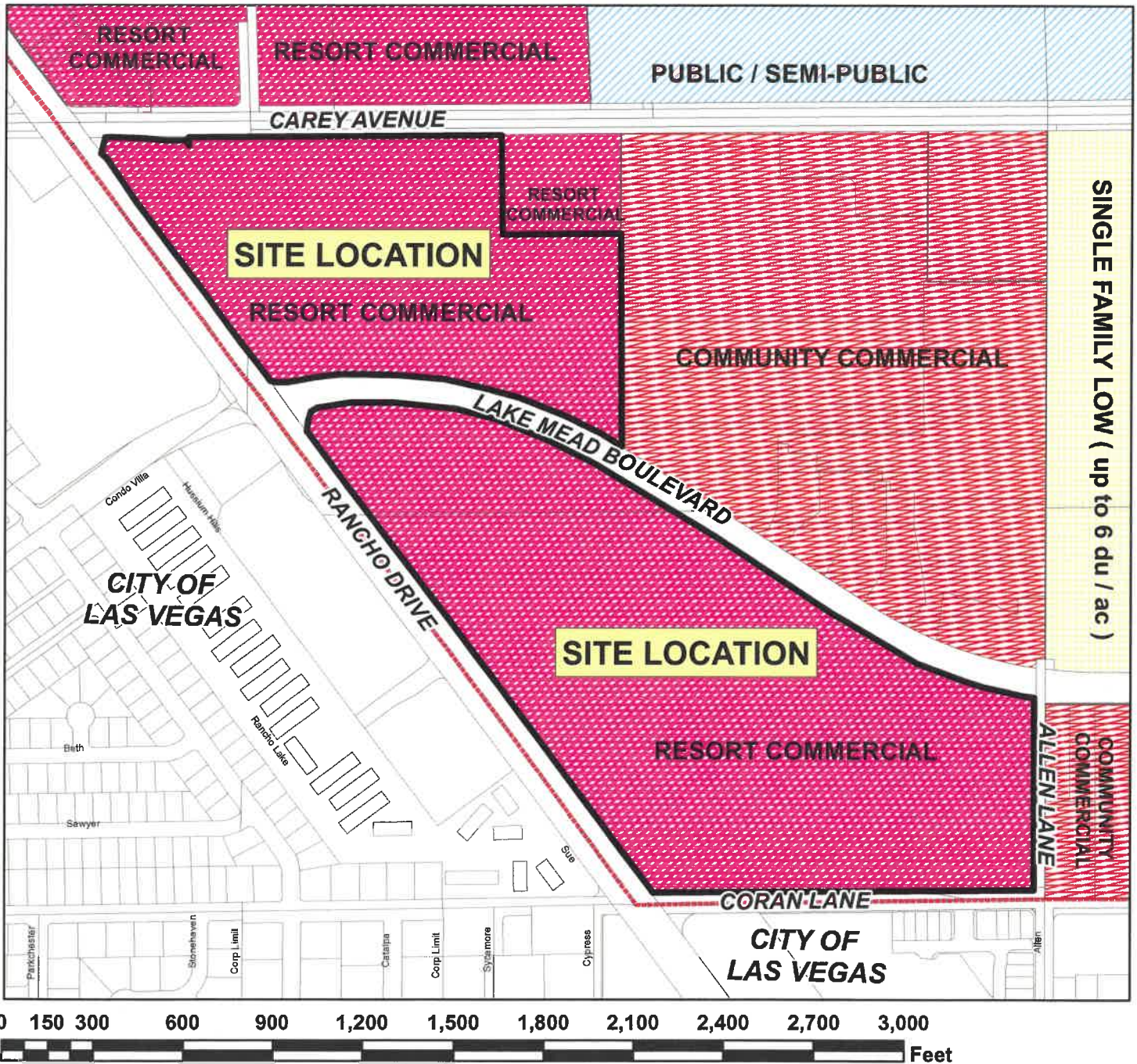


TAX DIST 250,200



THE CITY OF NORTH LAS VEGAS

Comprehensive Plan Map



Applicant: Agora Realty and Management, Inc.
 Application Type: Comprehensive Plan Amendment
 Request: To Change from Resort Commercial to Mixed-Use
 Neighborhood
 Project Info: Northeast and Southeast corners of Rancho Drive
 and Lake Mead Boulevard
 Case Number: AMP-05-2023

06/06/2023

