

CITY OF NORTH LAS VEGAS
INTEROFFICE MEMORANDUM

To: Robert Eastman, Planning Manager, Land Development & Community Services
From: Robert Weible, Land Development Project Leader, Department of Public Works
Subject: FDP-03-19 **Ann & 5th Street Retail – Extension of Time**
Date: March 22, 2021

The Department of Public Works has no objection to the extension of time.



Robert Weible, Land Development Project Leader
Department of Public Works

CITY OF NORTH LAS VEGAS
INTEROFFICE MEMORANDUM

To: Planning Commission
From: Janice Thomas, Fire Protection Specialist
Subject: FDP-03-19 and related items UN-14-19, UN-15-19 | Ann & 5th Retail
Date: January 22, 2019

The Fire Plan Review is not opposed to this application.

For informational purposes only:

1. Design for fire access, water supply and building requirements shall be based on *the 2012 International Fire Code* as amended by the City of North Las Vegas.
2. *Approved* secondary access for ingress shall be provided for all commercial and industrial developments.
3. *All portions of the facility and all portions of the exterior ground floor walls* of the proposed buildings or structures are to be within 150 feet of an approved fire apparatus access road, as measured from the road along the exterior of the building or facility to the furthest point as the hose lies.
4. Fire apparatus access roads shall have an unobstructed clear width of not less than 24 feet, except for approved access gates.
5. The required turning radius of a fire apparatus access road shall be no less than 28 feet inside turning radius and 52 feet outside turning radius.
6. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus, with a minimum vehicle load of 33,000 pounds per axle, and shall be surfaced and paved so as to provide all-weather driving capabilities.
7. The grade of the fire apparatus access road shall not exceed 12%. The angles of approach and departure for fire apparatus access roads shall be a maximum of 6% grade for 25 feet of approach/departure.
8. Red-painted curbs and appropriate signage are required to maintain the minimum required access road width of 24 feet.
9. Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved area for turning around the fire apparatus. For commercial and industrial areas, a clear turnaround with a diameter of 104 feet to face of curb shall be provided.
10. *Approved automatic fire sprinkler systems* in new buildings and structures shall be provided throughout all buildings, regardless of occupancy type, exceeding 5,000 sq. ft. (464 m²) in building area and *additionally* throughout all buildings containing a *Group S1 occupancy*.
11. Either a dedicated fire riser room with exterior door or a Post-Indicator Valve is required for each fire sprinkler system riser.
12. A Fire Department Connection shall be located on the address side of buildings, adjacent to the access lane, within 100 feet of a fire hydrant and clear of obstructions.
13. An *approved* water supply capable of supplying the required fire flow for fire protection shall be provided.
14. Fire hydrants shall be provided along required fire apparatus access roads. In all commercial and industrial areas, hydrants shall be spaced not to exceed 300 feet or 400 feet provided the building is protected by an approved automatic fire sprinkler system.
15. Fire hydrants shall be located 4 feet to 7 feet from the back of curb. Where it is not possible to locate the hydrant a minimum of 4 feet from the back of the curb, the hydrant shall be protected against vehicular impact in accordance with Section 312. A perimeter around the

hydrant measuring a minimum of 3 feet from its exterior shall be maintained clear of all obstructions at all times.

16. Where streets are provided with median dividers, or have four or more travel lanes and a traffic count of more than 30,000 vehicles per day, hydrants shall be spaced at a maximum of 1,000 feet along both sides of the street; arranged on an alternating basis at 500-foot intervals.
17. Where new water mains are extended along streets where hydrants are not needed for protection of structures or similar fire problems, fire hydrants shall be provided at spacing not to exceed 1,000 feet to provide water for transportation hazards.
18. The maximum distance from a hydrant to the end of a dead-end street shall not exceed 200 feet.
19. Two sources of water supply are required whenever 4 or more fire hydrants and/or sprinkler (per Section 903.3.1.1 and/or 903.3.1.2) lead-ins are installed on a single system.
20. For systems required to have two sources of water supply per C104.1, sectional control valves shall be installed so that no more than 2 fire hydrants and/or fire sprinkler (per Section 903.1.1 and/or 903.3.1.2 only) lead-ins can be out of service due to a service interruption. For systems permitted to have one source of water supply per C104.1, sectional control valves shall be installed so that no more than 3 fire hydrants and/or fire sprinkler (per Section 903.1.1 and/or 903.3.1.2 only) lead-ins can be out of service due to a service interruption.
21. Portable fire extinguishers shall be installed per IFC§906.1.

Janice Thomas, Fire Protection Specialist

ORDINANCE NO. 2824, AS AMENDED

AN ORDINANCE RELATED TO ZONING; AMENDING SECTION 010 OF CHAPTER 18 OF TITLE 17 OF THE CITY OF NORTH LAS VEGAS MUNICIPAL CODE BY RECLASSIFYING APPROXIMATELY 158 ACRES THEREIN FROM AN R-E, RANCH ESTATES DISTRICT TO A PUD, PLANNED UNIT DEVELOPMENT DISTRICT CONSISTING OF THE FOLLOWING: APPROXIMATELY 123 ACRES OF SINGLE-FAMILY LOTS (APPROXIMATELY 710 DWELLING UNITS); APPROXIMATELY 12 NET ACRES OF MULTI-FAMILY RESIDENTIAL (APPROXIMATELY 384 MULTI-FAMILY DWELLING UNITS); AND APPROXIMATELY 22 ACRES OF COMMERCIAL DEVELOPMENT (ZN-22-17, SEDONA RANCH), FOR PROPERTY BOUNDED BY EL CAMPO GRANDE AVENUE TO THE NORTH, ANN ROAD TO THE SOUTH, BRUCE STREET TO THE EAST, AND COMMERCE STREET TO THE WEST 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. 2824 the following described parcel of land shall be reclassified as follows:

R-E, RANCH ESTATES DISTRICT TO THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT (ZN-22-17), THE FOLLOWING PROPERTY DESCRIBED TO WIT:

APN 124-27-801-001

A PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 61 EAST, M.D.B. & M., CLARK COUNTY, NEVADA.

APN 124-27-801-002

A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 61 EAST, M.D.B. & M., CLARK COUNTY, NEVADA.

APN 124-28-402-001

THE WEST HALF (W 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 26, TOWNSHIP 19 SOUTH, RANGE 61 EAST, M.D.B. & M., CLARK COUNTY, NEVADA.

APN 124-28-402-002

THE EAST HALF (E 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 26, TOWNSHIP 19 SOUTH, RANGE 61 EAST, M.D.B. & M., CLARK COUNTY, NEVADA.

APN 124-26-401-004

THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 26, TOWNSHIP 19 SOUTH, RANGE 61 EAST, M.D.B. & M., CLARK COUNTY, NEVADA

APN 124-26-401-001

THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 26, TOWNSHIP 19 SOUTH, RANGE 61 EAST, M.D.B. & M., CLARK COUNTY, NEVADA.

APN 124-26-401-002

THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 26, TOWNSHIP 19 SOUTH, RANGE 61 EAST, M.D.B. & M., CLARK COUNTY, NEVADA.

APN 124-26-401-003

THE SOUTH HALF (S 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 26, TOWNSHIP 19 SOUTH, RANGE 61 EAST, M.D.B. & M., CLARK COUNTY, NEVADA.

SECTION 2: The Planned Unit Development (PUD) District herein is subject to the development standards and requirements of the North Las Vegas Municipal Code as well as the following conditions of approval:

Planning and Zoning:

1. Unless expressly, authorized through a variance, waiver, or another method, development shall comply with all applicable codes and ordinances.
2. The Commercial Components shall conform to the C-2 District standards and the Commercial Design Standards.
3. Only permitted uses of the C-2 District shall be allowed. Uses requiring a special use permit may also be permitted if a special use permit is approved by the Planning Commission or City Council as prescribed by the Zoning Ordinance. However, the following uses are allowed as principally permitted uses:
 - a. Banks
 - b. Health and Fitness Center
 - c. Child Care Facilities
 - d. Seasonal Agricultural Sales (Farmer's Markets, etc.)
 - e. Accessory uses provided for in Title 17, Section 17.20.040 may be allowed as prescribed according to Table 17.20-4.
4. The incineration, screening, sorting, processing and stockpiling of on-site materials and all related uses, equipment and activity related to the "clean-up" of the functioning RC Farms and food waste may be permitted subject to the following:
 - a. All processing as indicated above shall not occur within 250 feet of any perimeter property line, or developed residential within the development.

- b. All processed materials must be removed from the site.
 - c. Hours of operation will be allowed between 6 a.m. and 6 p.m., Monday through Friday. Furthermore, hours of operation shall be limited to 7 a.m. through 6 p.m. on Saturday, Sunday, and holidays. However, should the City receive complaints regarding these activities, the hours and days of operation could be altered by the Director of Public Works or their designee.
 - d. The incineration of materials shall be prohibited on Saturdays, Sundays, and holidays.
 - e. Rock crushing shall be prohibited.
 - f. Stockpiles must not exceed six (6) feet in height and must be located at least 100 feet away from all property lines and rights-of-way. For stockpiles in place longer than three (3) months, a separate permit is required from Public Works.
 - g. The City of North Las Vegas reserves the right to monitor stated "clean-up" activities to ensure safe and sanitary measures are in place. Such activities shall not create a nuisance to existing homeowners.
 - h. Incineration equipment must be approved by the Southern Nevada Health District and Clark County Department of Air Quality and comply with all emission and odor requirements.
5. Lower density single-family may be developed within the areas designated as multi-family. However, should that occur, the minimum lot size must be 3,600 square feet, with a minimum lot width of 40 feet. Furthermore, appropriate open space, perimeter landscaping, and trail connections must also be provided and shown on the tentative map.
6. All perimeter landscaped areas next to Ann Road, Commerce Street, El Campo Grande Avenue, Goldfield Street, Donna Street, and Bruce Street must incorporate detached sidewalks within the perimeter landscaping.
7. The Single-Family Components shall conform to the following:
- a. Building setbacks and height shall conform to the standards of the R-CL District.
 - b. The minimum lot size and dimensions shall generally conform to the typical standards shown on the preliminary development plan.
 - c. Trail connections shall be provided for each component as shown on the preliminary development plan. Furthermore, additional trail connections for P-2.1 and P-3.3 shall be developed to provide access to Ann Road in close proximity to the adjacent commercial components. All trail connections shall be shown on the respective Tentative Map.
 - d. Open space shall generally comply with the table shown on the preliminary development plan.
 - e. Each component shall comply with the open space requirements, perimeter landscaping, and corner side yard landscaping for the particular component as shown on the preliminary development plan.
 - f. Perimeter walls shall be constructed as depicted on the preliminary landscaping plans submitted as part of this application.

- g. Detailed landscaping plans shall be submitted for each phase of development in conjunction with the final map for each phase of development. Furthermore, each landscaping plan shall generally comply with the preliminary landscaping plan submitted as part of this application.
 - h. Individual neighborhood signage shall be submitted for Planning Commission review and approval with each Final Development Plan.
 - i. Open space and trail amenities shall be shown with the associated Final Development Plans. Furthermore, at a minimum each component shall contain the following amenities:
 - (1) One, covered tot lot with play structure for children and EDM resilient fall protection or one shaded ramada with a minimum dimension of 12' X 12', or a splash pad.
 - (2) Open play turf area.
 - (3) Picnic tables, benches, dog stations, and bar-b-que area(s).
 - (4) Perimeter landscaped areas shall contain benches and dog stations.
8. The Multi-Family Components shall conform to the R-3 District standards and Multi-Family Standards.
- a. The maximum density shall not exceed 25 dwelling units per acre.

Public Works:

- 9. Per the *Master Plan of Streets and Highways* North 5th Street is the main arterial connecting the Northern Beltway to downtown; incidentally, access points are limited to maintain an optimum level of service while accommodating significant traffic volumes and transit, in accordance with the *North 5th Street Transit Supportive Concept Plan*. Approved driveway locations along North 5th Street, between Ann Road and El Campo Grande Avenue, shall be right-in / right-out.

If Developer records a restrictive covenant satisfactory to both the City and the developer prior to September 16, 2017, then this condition shall automatically be modified to read as follows:

Per the Master Plan of Streets and Highways North 5th Street is the main arterial connecting the Northern Beltway to downtown; incidentally, access points are limited to maintain an optimum level of service while accommodating significant traffic volumes and transit, in accordance with the North 5th Street Transit Supportive Concept Plan. Developer, at its sole cost and expense, is allowed a signalized intersection allowing full turning movements onto North 5th Street. Developer shall record a restricted covenant against the commercial property to require the property owner, at its sole cost and expense, to remove this signal and associated off-site improvements upon the City's request to improve the North 5th Street corridor per the transit oriented plan along North 5th Street, adjacent to the property.

10. North 5th Street shall be designed in accordance with the *City of North Las Vegas Uniform Standard Drawings for North 5th Street Improvements* which includes a raised median within North 5th Street from Ann Road to El Campo Grande Ave. The median shall be constructed per *Clerk County Area Uniform Standard Drawing* numbers 218 and 219 "A" type island curb; the median shall be landscaped in compliance with the North 5th Street standards.
11. All development along North 5th Street shall provide a twenty foot landscape and pedestrian access easement/common element adjacent to the right-of-way.
12. Dedication and construction of the following streets and/or half streets is required per the *Master Plan of Streets and Highways* and/or *City of North Las Vegas Municipal Code* section 16.24.100:
 - a. Commerce Street
 - b. Goldfield Street
 - c. Donna Street
 - d. Bruce Street
 - e. Ann Road
 - f. El Campo Grande Ave
 - g. North 5th Street
13. The civil improvements required of the developer will maintain full movement at the intersection of El Campo Grande Avenue and North 5th Street however, as North 5th Street is a limited access arterial, the City of North Las Vegas reserves the right to restrict this access point to right-in/right-out in the future.
14. Right-of-way dedication for a CAT bus turn-out is required on Commerce Street near Ann Road per the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 234.1 or 234.4.
15. Right-of-way dedication and construction of a flared intersection, including a right turn lane, is required at Ann Road and Commerce Street per the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 201.1 and 245.1, or as otherwise approved by the city traffic engineer.
16. Right-of-way dedication and construction of a flared intersection, including a right turn lane is required at Ann Road and North 5th Street per the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 201.1 and 245.1.
17. Right-of-way dedication and construction of a flared intersection is required at North 5th Street and Ann Road per the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 201.1 and 245.1.

18. The public street geometrics, width of over-pave and thickness of the pavement sections will be determined by the Department of Public Works.
19. 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. A queuing analysis may be required.
20. The size and number of driveways 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.
21. Approval of a drainage study is required prior to submittal of the civil improvement plans.
22. 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.
23. All known geologic hazards must 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 building locations and require the submission of revised maps/plans requiring approval 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.
24. Interior local residential streets shall be designed per *Clark County Area Uniform Standard Drawing* No. 206.S1 Option A (sidewalks on both sides of the street).
25. All residential driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 222.
26. Proposed residential driveway slopes shall not exceed twelve percent (12%).
27. Appropriate subdivision and/or parcel mapping is required to complete this project. 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.
28. The Department of Public Works has no objection to processing the requested parcel maps to create builder sized parcels (nominal 20 + acres) except for maps associated with APN 124-26-401-004. To process map(s) for this parcel the applicant shall provide civil improvement plans (bonded and approved) for the perimeter streets and infrastructure surrounding APN 124-26-401-001 (1.99 acres),

124-26-401-002 (2.34 acres) and 124-26-401-003 (4.75 acres), the remaining six hundred sixty (660+/-) feet of North 5th Street frontage and westerly six hundred sixty (660+/-) feet of Ann Road adjacent to APN 124-26-401-004.

29. A construction phasing plan, depicting onsite development and supporting offsite improvements, as well as construction access routes, shall be provided by the developer. Approval of the phasing plan by the Department of Public Works is required prior to submitting onsite civil improvement plans for review.
30. Interior streets in excess of five hundred (500) feet shall conform to the minimum curvilinear street requirements as outlined in *City of North Las Vegas Municipal Code* section 16.20.050.
31. All common elements shall be labeled and are to be maintained by the Home Owners Association.
32. The street names shall be in accordance with the North Las Vegas Street Naming and Address Assignment Standards, and must be approved by the City of Las Vegas Central Fire Alarm Office.
33. The property owner is required to grant a pedestrian access easement for sidewalk located within a common element when that sidewalk is providing public access adjacent to the right-of-way.
34. A revocable encroachment permit for landscaping within the public right of way is required.
35. All lots shall comply with the *City of North Las Vegas Municipal Code* section 16.20.02.B which states: "The side lines of lots shall be approximately at right angles to the street upon which the lot faces, or approximately radial if the street is curved."
36. 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.
37. Commercial driveways fronting any residential collector (60') streets within this development shall be prohibited.

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 Councilmen 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 16th day of August, 2017.

AYES: Mayor Lee, Mayor Pro Tempore Cherkio, Council Members
Goynes-Brown, Barron, and Black

NAYS: None

ABSENT: None

APPROVED:



JOHN J. LEE, MAYOR

ATTEST:



CATHERINE A. RAYNOR, MMC, CITY CLERK

**KAEMPFER
CROWELL**

ATTORNEYS AT LAW

LAS VEGAS OFFICE

ROBERT J. GRONAUER

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702.792.7000

February 8, 2021

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CARSON CITY OFFICE
510 West Fourth Street
Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.0257

NORTH LAS VEGAS COMPREHENSIVE PLANNING DEPARTMENT
2250 Las Vegas Blvd. North
North Las Vegas, Nevada 89106

**Re: Justification Letter – Extension of Time of Final Development Plan
(FDP-03-19)
NWC Corner of E. Ann Road and N. 5th Street
APN: 124-27-801-009**

To Whom It May Concern:

This firm represents MEQ-Sedona LLC (the "Applicant") in the above referenced matter. This letter serves as justification for the Applicant's first request for an extension of time of an approved Final Development Plan (FDP-03-19) for a commercial retail development (the "Project") generally located at the northeast corner of E. Ann Road and N. 5th Street, more particularly known as APN: 124-27-801-009 (the "Property") consisting of approximately 4.10 acres.

The Site was approved by the North Las Vegas Planning Commission on or about February 13, 2019. The Applicant has been diligently proceeding forward with development of the Property, however, has been delayed as many have with the impact of COVID-19 over the past year. Notwithstanding, the Applicant (i) has completed civil offsite improvement plans (with permits ready to pull), (ii) is within a few months of completing the civil onsite approvals, (iii) has its construction loan in place, (iv) is on the brink of submitting building plans for the four of the seven building within a week (and the remaining three buildings a couple of weeks thereafter), and (v) has three of the four initial buildings 100% leased. The Applicant has spent almost \$600,000 to date in pre-development costs for this Project, inclusive of the above work as well as the special use permit for off-sale liquor approved last year. They would expect to commence offsite in approximately two months.

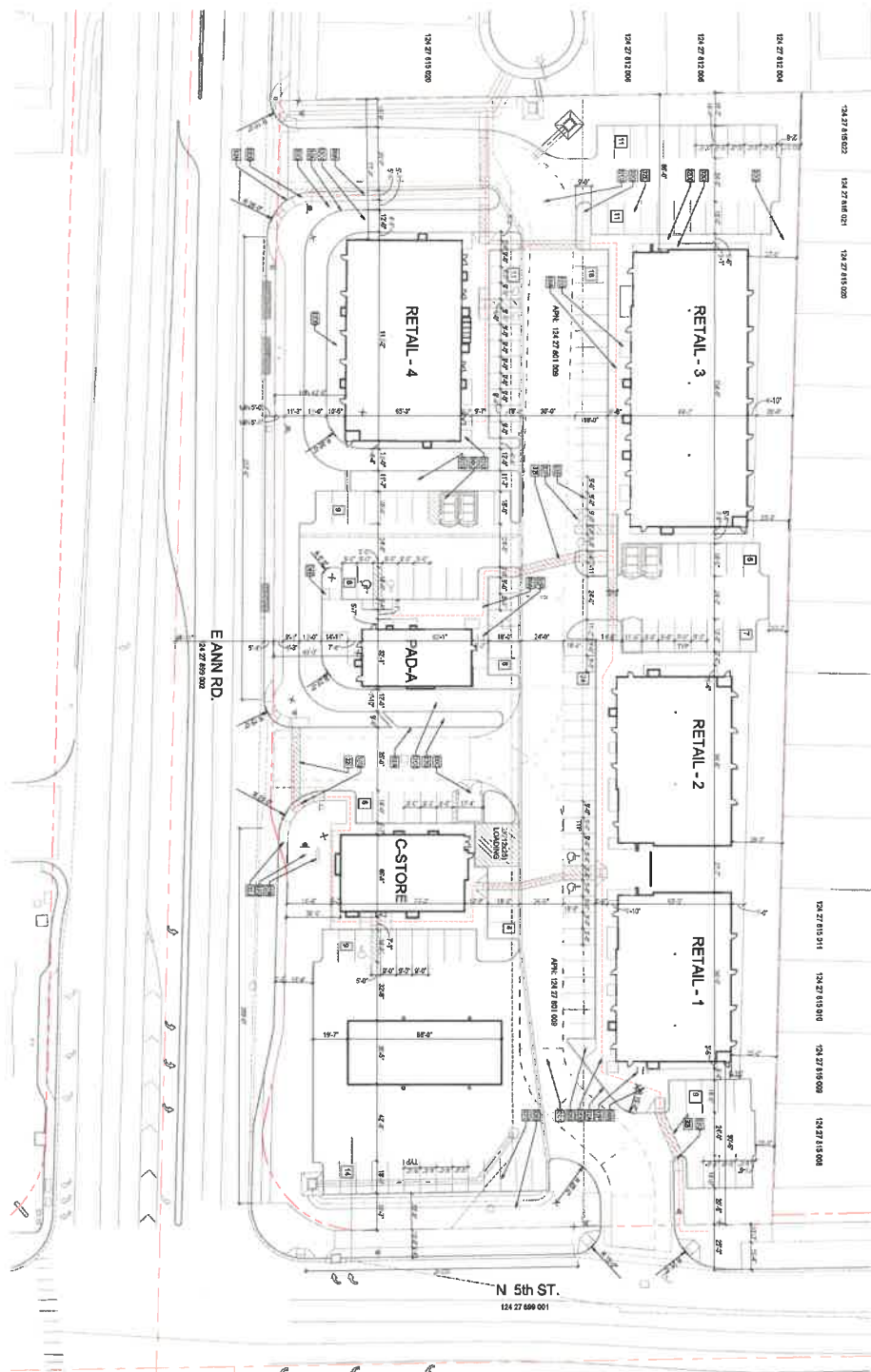
Therefore, due to the Project being on the brink of commencing despite the roadblocks thrown in front of the Applicant in 2020, we respectfully request an additional two year extension of the application. Thank you in advance for your consideration. Please do not hesitate to let me know if you have any questions or concerns.

Thank you in advance for your consideration. Please do not hesitate to let me know if you have any questions or concerns.

Sincerely,

KAEMPFER CROWELL


Robert J. Gronauer



31 SITE PLAN DR
1" = 30'-0"

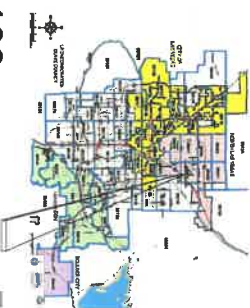


YIHONG LIU + ASSOCIATES
ARCHITECTURE PLANNING INTERIOR

11908 HORIZON RIDGE PARKWAY
SUITE 120
HENDERSON, NV 89012
702-946-0811
702-946-0585 - FAX

ANN RD & 5TH ST
NORTH LAS VEGAS, NV

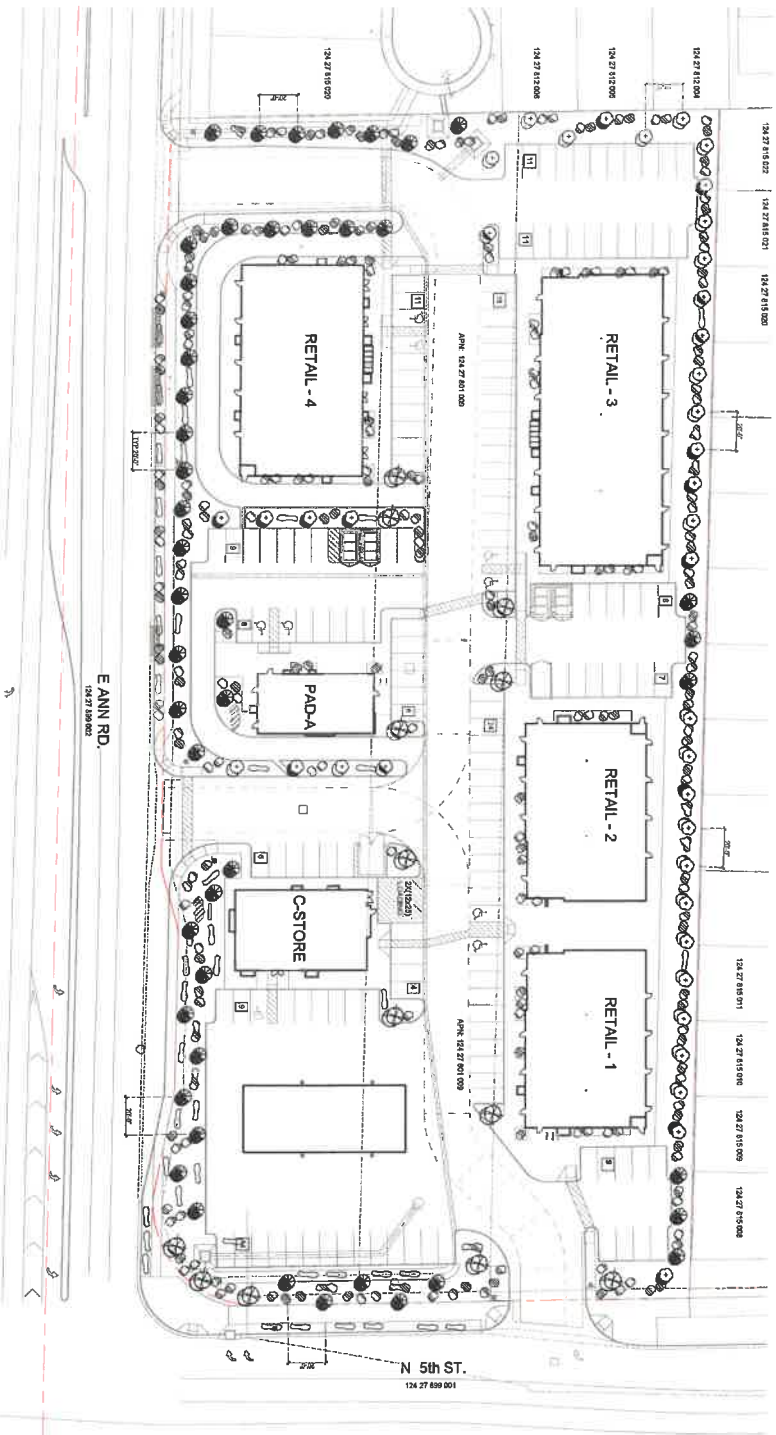
N 5th ST.
124 27 609 001

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DR - 100
SITE PLAN

10/28/19
SCALE As indicated





A LANDSCAPE PLAN
1" = 30'



YIHONG LIU + ASSOCIATES
ARCHITECTURAL PLANNING INTERIOR
1448 W. HARRISON BOULEVARD, SUITE 200
LAS VEGAS, NV 89102
702.778.8711
702.444.5713 FAX

ANN RD & 5TH ST NORTH LAS VEGAS, NV

TREE LEGEND

SYMBOL	SCIENTIFIC COMMON NAME	SIZE	COMMENTS
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	AGAVE PALM	2" DIA.	STD. 0.5
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	MULBERRY	2" DIA.	STD. 0.5
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	CHINA DOGWOOD	2" DIA.	STD. 0.5
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	LYONS	2" DIA.	STD. 0.5
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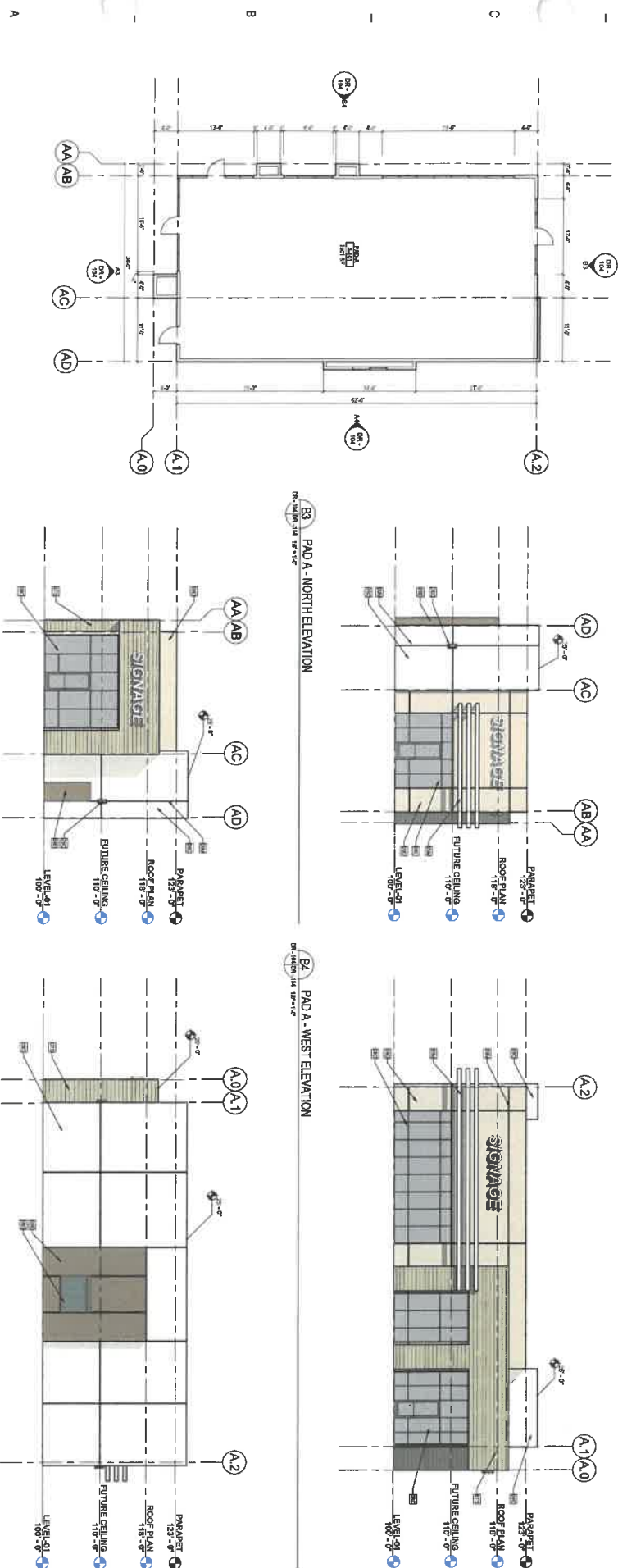


DR - L101 LANDSCAPE PLAN

08/07/19
SCALE As indicated

KEYNOTES	
NUM BER	KEYNOTE TEXT
005M	0055600 - 6" TRELLIS BAR
07S	074448 - CORRUGATED METAL PANEL - SEE COLOR LEGEND.
08C	084313 - ALUMINUM STORAGE SYSTEM - DARK BRONZE FINISH
08D	081113 - EXTERIOR HOLLOW METAL DOOR - SEE DOOR SCHEDULE
08G	085859 - SERVICE WINDOW SYSTEM - DARK BRONZE ANODIZED ALUMINUM FINISH

NUM BER	KEYNOTES REMOTE TEXT
090	992400 - 7th SILICON SYSTEM - PT-1, AND SPECIFICATIONS
090	992400 - 7th SILICON SYSTEM - PT-2, REFERS TO ARCHITECTURAL DETAILS AND SPECIFICATIONS
09E	992400 - 7th SILICON SYSTEM - PT-3, REFERS TO ARCHITECTURAL DETAILS AND SPECIFICATIONS
09N	992423 - 7th SILICON REVIEW
265	265900 - EXTERIOR LIGHTING / SCIENCE SEE ELECTRICAL



FLOOR PLAN - PAD-A

A3 **PADA - SOUTH ELEVATION**

A4 **PADA - EAST ELEVATION**

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1668 HORIZON RIDGE PARKWAY
STATE 100
HENDERSON, NV 89112
702-798-8711
702-798-8715 • FAX
702-946-5215

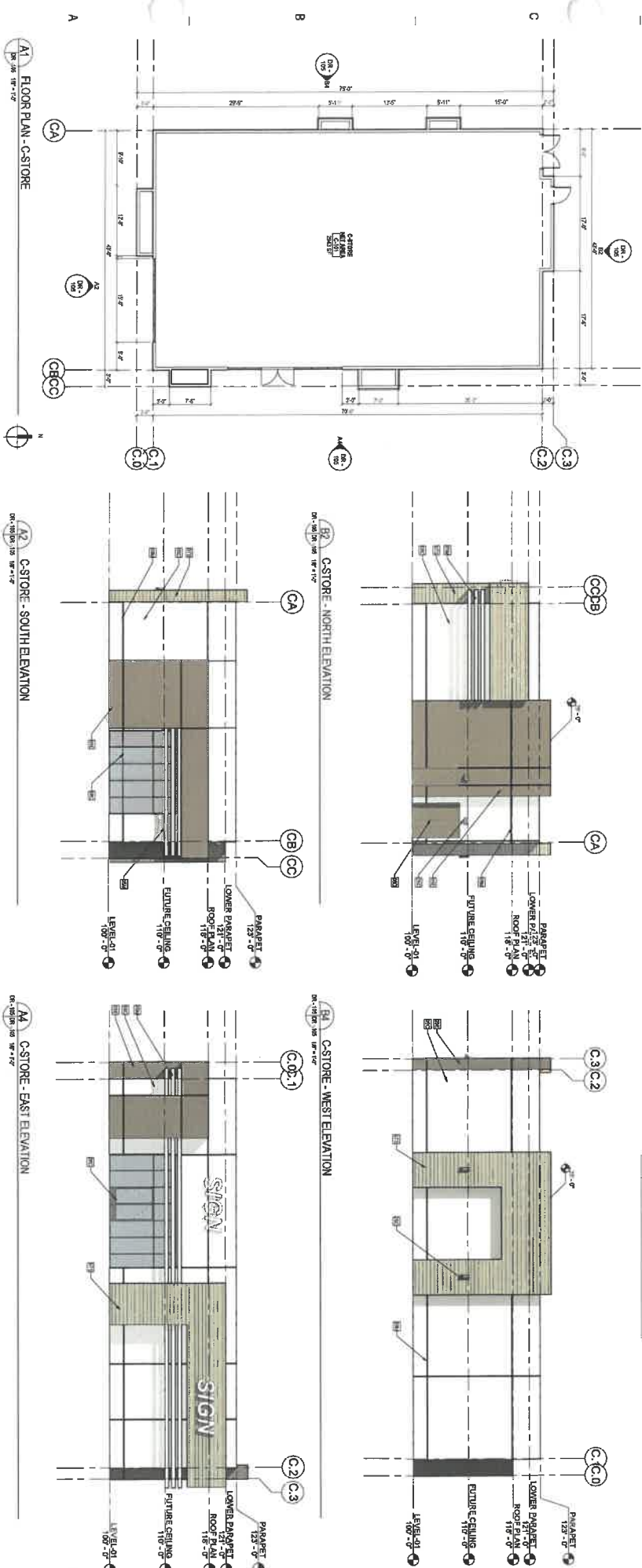
ANN RD & 5TH ST
NORTH LAS VEGAS, NV

DR - 104
BUILDING PAD-A
14/10/20
SCALE As indicated

SCALE As indicated

KEYNOTES	
NUM.	KEYNOTE TEXT
05A1	065800 - 8" TRELLIS BARS
07A	074400 - CORRUGATED METAL PANEL -
07B	074400 - CORRUGATED METAL PANEL -
08C	081113 - ALUMINUM STOREFRONT SYSTEM - DARK BRONZE FINISH
08D	081113 - EXTERIOR HOLLOW METAL DOOR - SEE DOOR SCHEDULE
08E	081113 - EXTERIOR HOLLOW METAL DOOR - SEE DOOR SCHEDULE
08F	081113 - EXTERIOR HOLLOW METAL DOOR - SEE DOOR SCHEDULE
08G	081113 - EXTERIOR HOLLOW METAL DOOR - SEE DOOR SCHEDULE
08H	081113 - EXTERIOR HOLLOW METAL DOOR - SEE DOOR SCHEDULE
08I	081113 - EXTERIOR HOLLOW METAL DOOR - SEE DOOR SCHEDULE
08J	081113 - EXTERIOR HOLLOW METAL DOOR - SEE DOOR SCHEDULE
08K	081113 - EXTERIOR HOLLOW METAL DOOR - SEE DOOR SCHEDULE
08L	081113 - EXTERIOR HOLLOW METAL DOOR - SEE DOOR SCHEDULE
08M	081113 - EXTERIOR HOLLOW METAL DOOR - SEE DOOR SCHEDULE
08N	081113 - EXTERIOR HOLLOW METAL DOOR - SEE DOOR SCHEDULE
08O	081113 - EXTERIOR HOLLOW METAL DOOR - SEE DOOR SCHEDULE
08P	081113 - EXTERIOR HOLLOW METAL DOOR - SEE DOOR SCHEDULE
08Q	081113 - EXTERIOR HOLLOW METAL DOOR - SEE DOOR SCHEDULE
08R	081113 - EXTERIOR HOLLOW METAL DOOR - SEE DOOR SCHEDULE
08S	081113 - EXTERIOR HOLLOW METAL DOOR - SEE DOOR SCHEDULE
08T	081113 - EXTERIOR HOLLOW METAL DOOR - SEE DOOR SCHEDULE
08U	081113 - EXTERIOR HOLLOW METAL DOOR - SEE DOOR SCHEDULE
08V	081113 - EXTERIOR HOLLOW METAL DOOR - SEE DOOR SCHEDULE
08W	081113 - EXTERIOR HOLLOW METAL DOOR - SEE DOOR SCHEDULE
08X	081113 - EXTERIOR HOLLOW METAL DOOR - SEE DOOR SCHEDULE
08Y	081113 - EXTERIOR HOLLOW METAL DOOR - SEE DOOR SCHEDULE
08Z	081113 - EXTERIOR HOLLOW METAL DOOR - SEE DOOR SCHEDULE

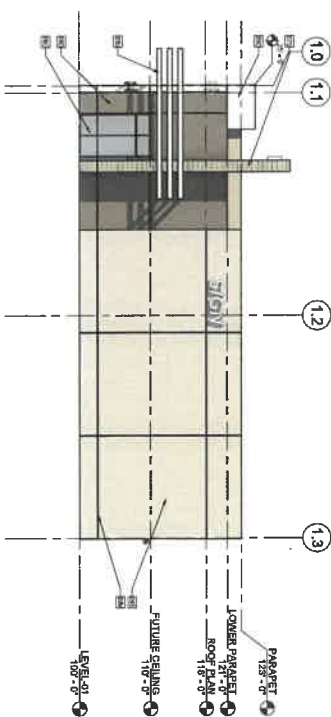
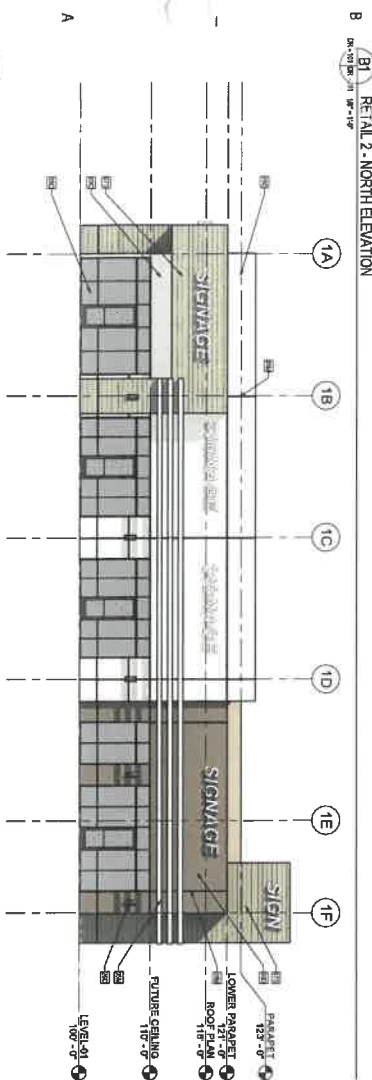
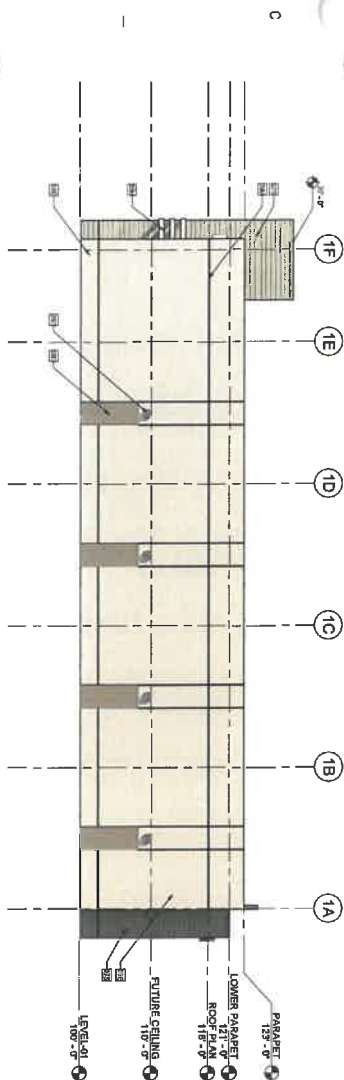
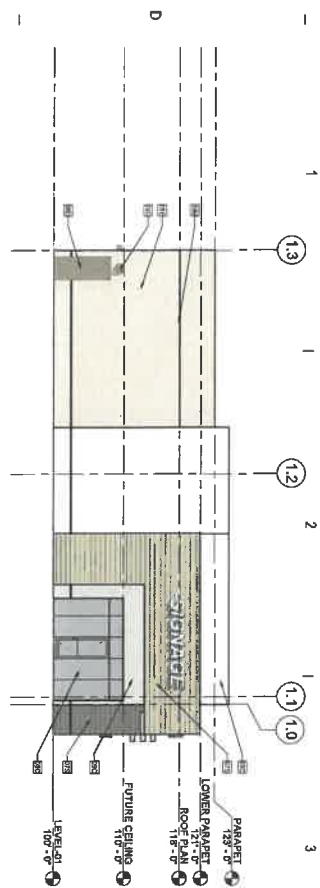
MATERIAL / COLOR LEGEND	
	PT 1 - NEW 2014 ALC
	PT 2 - NEW 2014 B-1000 B-1000
	PT 3 - NEW 2014 C-1000 C-1000
	PT 4 - NEW 2014 D-1000 D-1000
	PT 5 - NEW 2014 E-1000 E-1000
	PT 6 - NEW 2014 F-1000 F-1000
	PT 7 - NEW 2014 G-1000 G-1000
	PT 8 - NEW 2014 H-1000 H-1000
	PT 9 - NEW 2014 I-1000 I-1000
	PT 10 - NEW 2014 J-1000 J-1000
	PT 11 - NEW 2014 K-1000 K-1000
	PT 12 - NEW 2014 L-1000 L-1000
	PT 13 - NEW 2014 M-1000 M-1000
	PT 14 - NEW 2014 N-1000 N-1000
	PT 15 - NEW 2014 O-1000 O-1000
	PT 16 - NEW 2014 P-1000 P-1000
	PT 17 - NEW 2014 Q-1000 Q-1000
	PT 18 - NEW 2014 R-1000 R-1000
	PT 19 - NEW 2014 S-1000 S-1000
	PT 20 - NEW 2014 T-1000 T-1000
	PT 21 - NEW 2014 U-1000 U-1000
	PT 22 - NEW 2014 V-1000 V-1000
	PT 23 - NEW 2014 W-1000 W-1000
	PT 24 - NEW 2014 X-1000 X-1000
	PT 25 - NEW 2014 Y-1000 Y-1000
	PT 26 - NEW 2014 Z-1000 Z-1000




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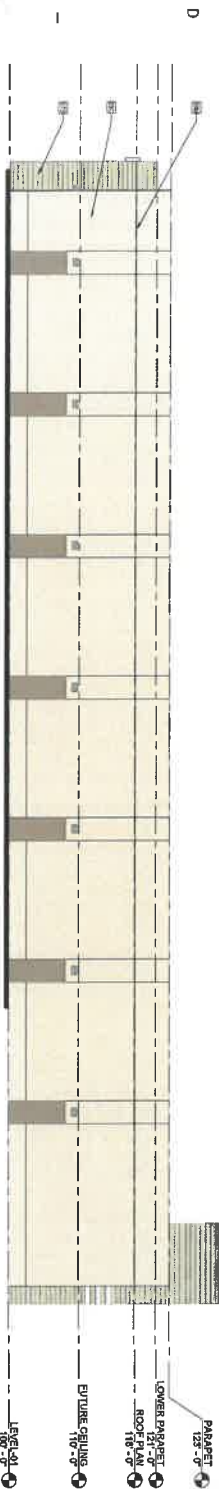
ANN RD & 5TH ST
NORTH LAS VEGAS, NV

DR - 105
BUILDING - C-STORE
 11/10/20
 SCALE As Indicated

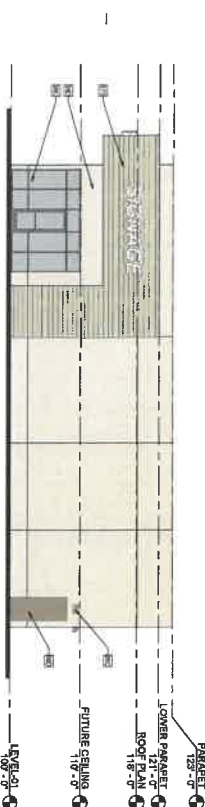


MATERIAL / COLOR LEGEND	
	PT 1 - DEWYTH - ALUO
	PT 2 - DEW 991 HEMLOCK SPACE
	PT 3 - DEE 631 - COCOA POWDER
	CONSOLIDATED METAL PANEL SYSTEM - MICO SLATE GRAY

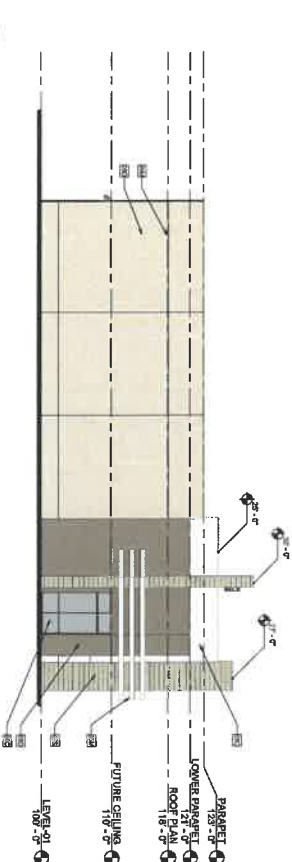
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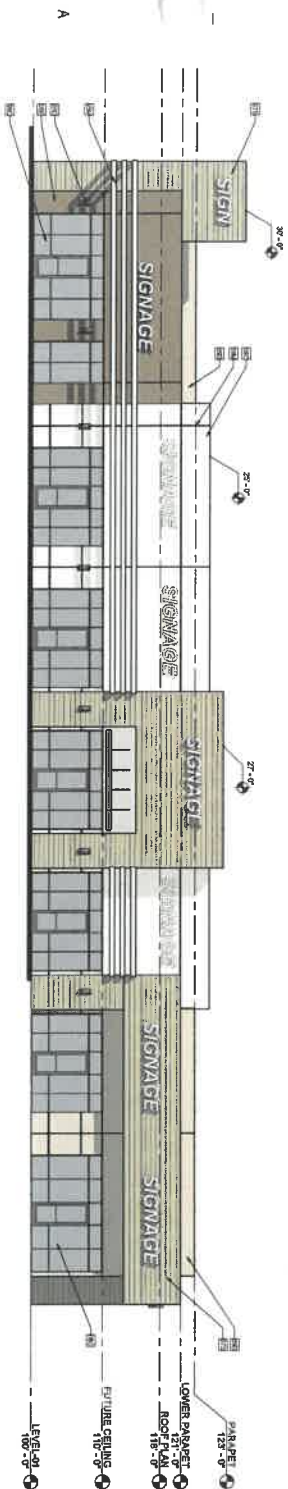
C1 RETAIL 3 - NORTH ELEVATION



B1 RETAIL 3 - EAST ELEVATION



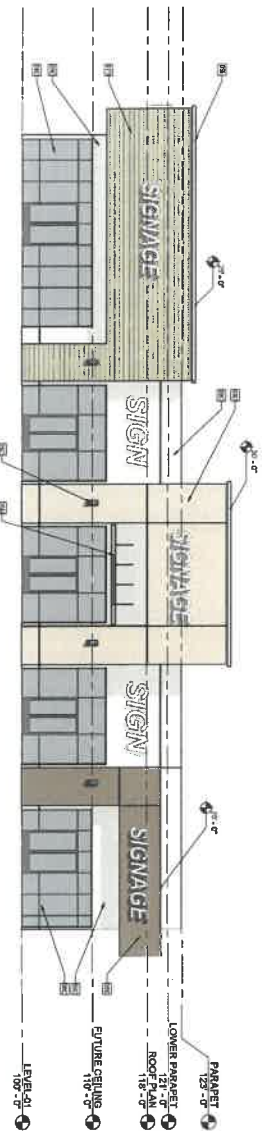
A1 RETAIL 3 - WEST ELEVATION



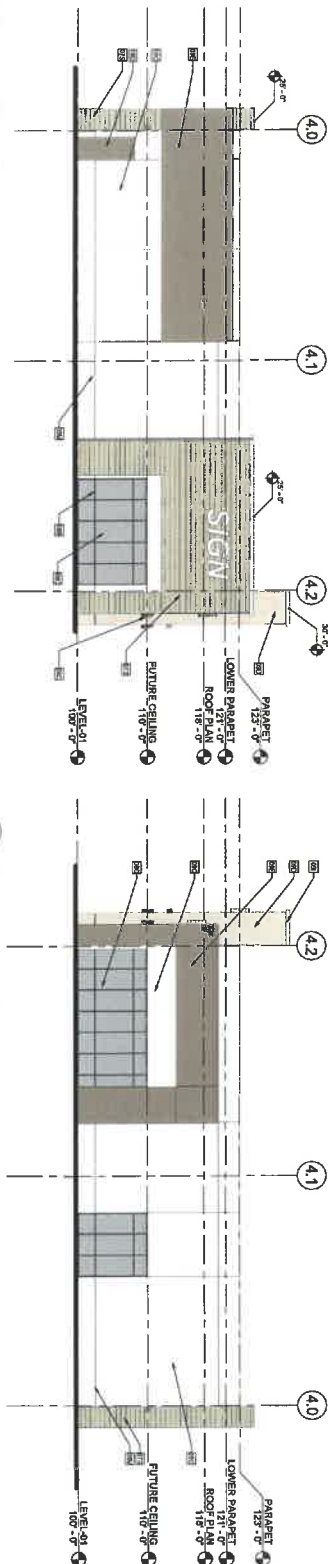
A1 RETAIL 3 - SOUTH ELEVATION

MATERIAL / COLOR LEGEND	
	PT 1 - DRY 70% BLUO
	PT 2 - DRY 50% METAL COOL BRONZE
	PT 3 - DRY 61 - COOL POWDER
	CORRUGATED METAL PANEL SYSTEM - 1800 50% DRY

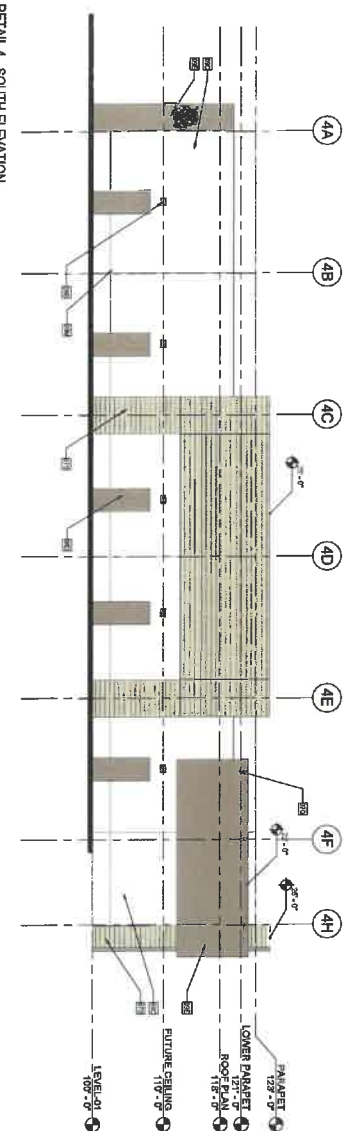
KEYNOTES	
NUM	KEYNOTE TEXT
00A	005000 - 8" TRILLS BAR
07B	072444 - CORRUGATED METAL PANEL - SEE COLOR LEGEND.
08C	081113 - EXTERIOR MOUNTING SYSTEM - DARK BRONZE FINISH
08D	081113 - EXTERIOR MOUNTING SYSTEM - DARK BRONZE FINISH
09C	092400 - 7/8" STUCCO SYSTEM - PT-1 AND SPECIFICATIONS
09D	092400 - 7/8" STUCCO SYSTEM - PT-2, REFER TO ARCHITECTURAL DETAILS AND SPECIFICATIONS
09E	092400 - 7/8" STUCCO SYSTEM - PT-3, REFER TO ARCHITECTURAL DETAILS AND SPECIFICATIONS
09F	092400 - 7/8" STUCCO SYSTEM - PT-4, REFER TO ARCHITECTURAL DETAILS AND SPECIFICATIONS
20C	SEE ELECTRICAL



C1 RETAIL 4 - NORTH ELEVATION



B1 RETAIL 4 - WEST ELEVATION



A1 RETAIL 4 - SOUTH ELEVATION

MATERIAL / COLOR LEGEND	
	PT 1 - DRY 39% NLO
	PT 2 - DRY 39% NLO SHINE
	PT 3 - DRY 61% COCOA NUMBER
	CORRUGATED METAL PANEL SYSTEM - 3000 SERIES 3000

NUM	KEYNOTE TEXT
004	005000 - 8" TIE-BARS BAY
005	005100 - CORRUGATED METAL PANEL - SEE COLOR LEGEND.
006	006100 - CORRUGATED METAL PANEL - SEE COLOR LEGEND.
007	007100 - VISION GLASS PANEL, CLEAR, TEMPERED WHERE REQUIRED, REFER TO MANUFACTURER SPECIFICATIONS
008	008100 - ALUMINUM STOREFRONT SYSTEM - DARK BRONZE FINISH
009	009100 - EXTERIOR HOLLOW METAL
010	010100 - 2" STUCCO SYSTEM - PM-1, REFER TO ARCHITECTURAL DETAILS AND SPECIFICATIONS
011	011100 - 2" STUCCO SYSTEM - PM-2, REFER TO ARCHITECTURAL DETAILS AND SPECIFICATIONS
012	012100 - 2" STUCCO SYSTEM - PM-3, REFER TO ARCHITECTURAL DETAILS AND SPECIFICATIONS
013	013100 - CORNICE - SMOOTH STUCCO FINISH
014	014100 - 1" STUCCO RENEAL
015	015100 - EXTERIOR LIGHTING - SEE ELECTRICAL DRAWINGS
016	016100 - EXTERIOR LIGHTING / SCIENCE - SEE ELECTRICAL

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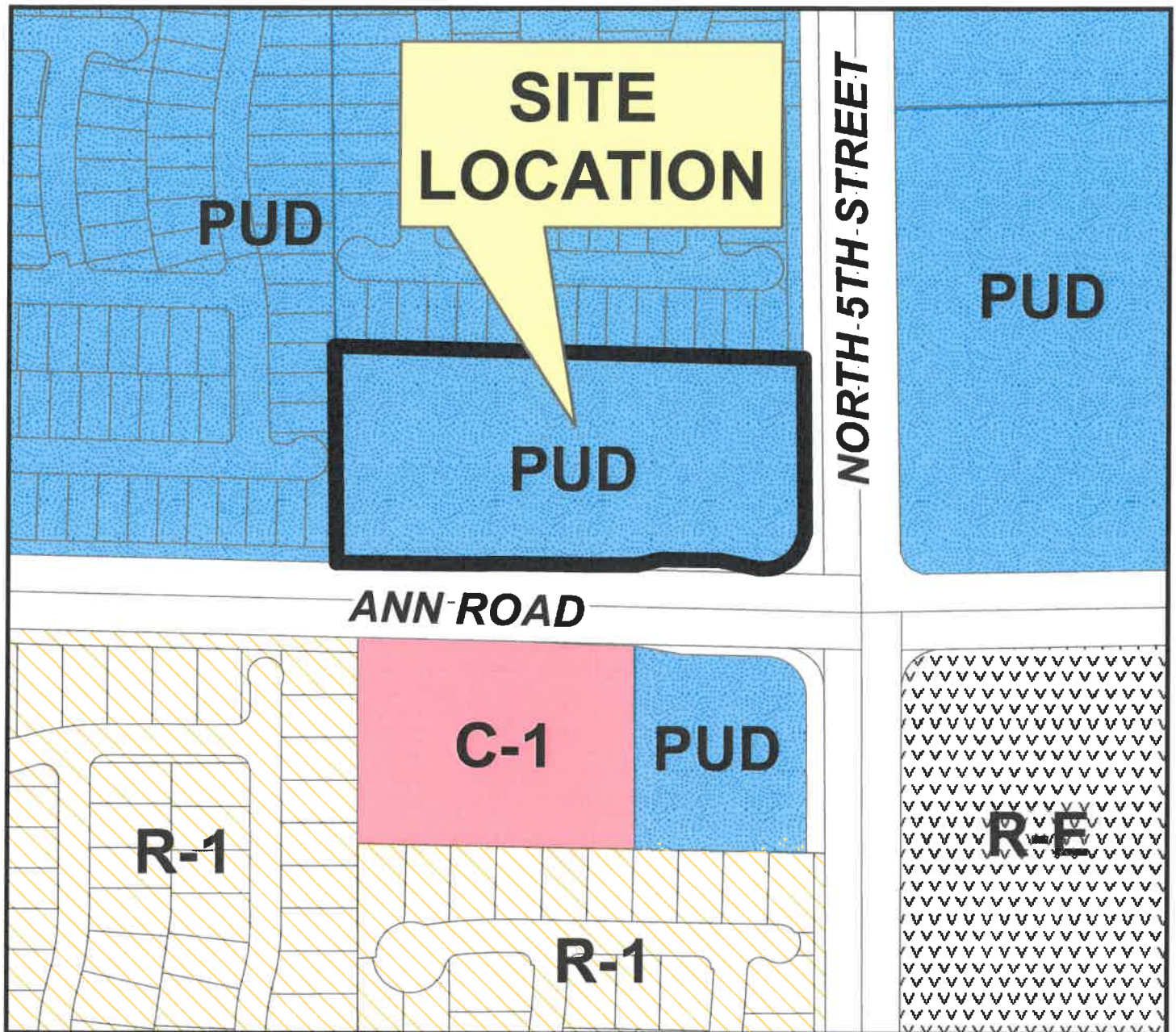
ANN RD & 5TH ST
NORTH LAS VEGAS, NV

DR - 203
EXTERIOR ELEVATION - RETAIL 4
10/22/19
SCALE As indicated



THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: Remington Nevada
Application: Final Development Plan
Request: An Extension of Time for a Final Development Plan to Develop a Portion of the Retail Commercial Component
Project Info: Northwest corner of Ann Road and North 5th Street
Case Number: FDP-03-19 (PZ37214)

3/24/2021

