ORDINANCE NO. 3084

AN ORDINANCE RELATED TO ZONING; AMENDING A PORTION OF ORDINANCE NO. 1226; AN EXISTING PUD, PLANNED UNIT DEVELOPMENT DISTRICT (ZN-13-2021, MIXED USE DEVELOPMENT AT THE NWC OF CRAIG AND BRUCE) TO ALLOW COMMERCIAL AND LIGHT INDUSTRIAL USES ON APPROXIMATELY 20.5 ACRES, FOR PROPERTY LOCATED AT THE NORTHWEST CORNER OF CRAIG ROAD AND BRUCE STREET 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. 3084, the following described parcel of land shall be reclassified as follows:

THE NEW PLANNED UNIT DEVELOPMENT DISTRICT (ZN-13-2021), THE FOLLOWING PROPERTY DESCRIBED TO WIT:

LEGAL DESCRIPTION

139-02-215-001

LOT ONE (1) OF CRAIG INTERSTATE PLAZA 2, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 66 OF PLATS, PAGE 28, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

FURTHER DESCRIBED AS PARCEL ONE (1) ON THAT CERTAIN RECORD OF SURVEY IN FILE 170 OF SURVEYS, PAGE 40, IN THE OFFICE OF THE COUNTY RECORDER OF 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:

CONDITIONS:

Planning and Zoning:

1. Unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.

2. Final Development Plans will be required for each phase of development.

3. A minimum eighteen (18) foot landscape buffer shall be provided between the subject site

and adjacent residential homes to the north. The buffer shall contain at a minimum a double offset row of trees planted twenty (20) feet on center and shrubs.

4. Within the landscape buffer along the northern property line, trees shall not be planted within six feet of the northern or southern edge of the landscape buffer.

5. Only permitted uses in the M-1, Business Park Industrial District shall be allowed in the buildings for the northern portion of the development. Uses requiring a special use permit may be permitted if a special use permit is approved by the Planning Commission. However, exterior storage of goods and materials shall be prohibited.

6. Only permitted uses of the C-2, General Commercial District shall be allowed in the buildings for the southern portion. Uses requiring a special use may be permitted if a special use permit is approved by the Planning Commission. However, the following uses are considered principally permitted:

    a. The full "On-Sale" of alcoholic beverages in conjunction with a full-service restaurant.

Public Works:

7. 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.

8. Approval of a drainage study is required prior to submittal of the civil improvement plans.

9. The property owner is required to grant a roadway easement for commercial driveways.

10. 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.

11. All driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Numbers 222.1.

12. Right of way dedication and construction of a bus turn-out with exclusive right turn lane is required on Craig Road west of Bruce Street per the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 234.4.

13. Dedication and construction of the following streets and/or half streets is required per the *Master Plan of Streets* and/or *Highways* and *City of North Las Vegas Municipal Code* section 16.24.100:

    a. Bruce Street (sidewalk)

14. 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.

15. 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.

16. Within the Public Utility Easements (including PUE document #: 20111110-0002005), the property owner shall continually maintain all property improvements without limitation, including all landscape improvements and all surface improvements. To the extent the City disturbs the soil for maintenance/repair of the facility, the City shall return the soil to the surface grade, but the City shall not restore the landscape, irrigation and surface improvements, which restoration shall be the responsibility of the property owner.

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 21 day of July, 2021.

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

NAYS: None

ABSTAIN: None

ABSENT: None

APPROVED:

JOHN J. LEE, MAYOR

ATTEST:

MARIE E. PURCELL, CMC, ACTING CITY CLERK

CITY OF NORTH LAS VEGAS
INTEROFFICE MEMORANDUM

To: Amy Michaels, Principal Planner, Land Development & Community Services
From: Duane McNelly, Land Development Coordinator, Department of Public Works
Subject: FDP-03-2022 **Olive Garden**
Date: March 17, 2022

Although the follow conditions of approval listed below are applicable, the civil improvement plans for the project are already in the review process (ref. CIVIL-000405-2021; NWC Craig & Bruce Phase 2) and some items may be completed.

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. Conformance may require modifications to the site plan.

3. 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.

4. All driveway geometrics shall be in compliance with the applicable *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Numbers.

5. The public street geometrics and thickness of the pavement sections will be determined by the Department of Public Works.

6. 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.

7. The property owner is required to grant a roadway easement for commercial driveway(s).

8. The property owner is required to grant a public pedestrian access 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. (Granted per separate document using a Sidewalk Easement).

9. A revocable encroachment permit for landscaping within the public right of way is required.

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.*

- 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.

Duane McNelly, Land Development Coordinator
Department of Public Works

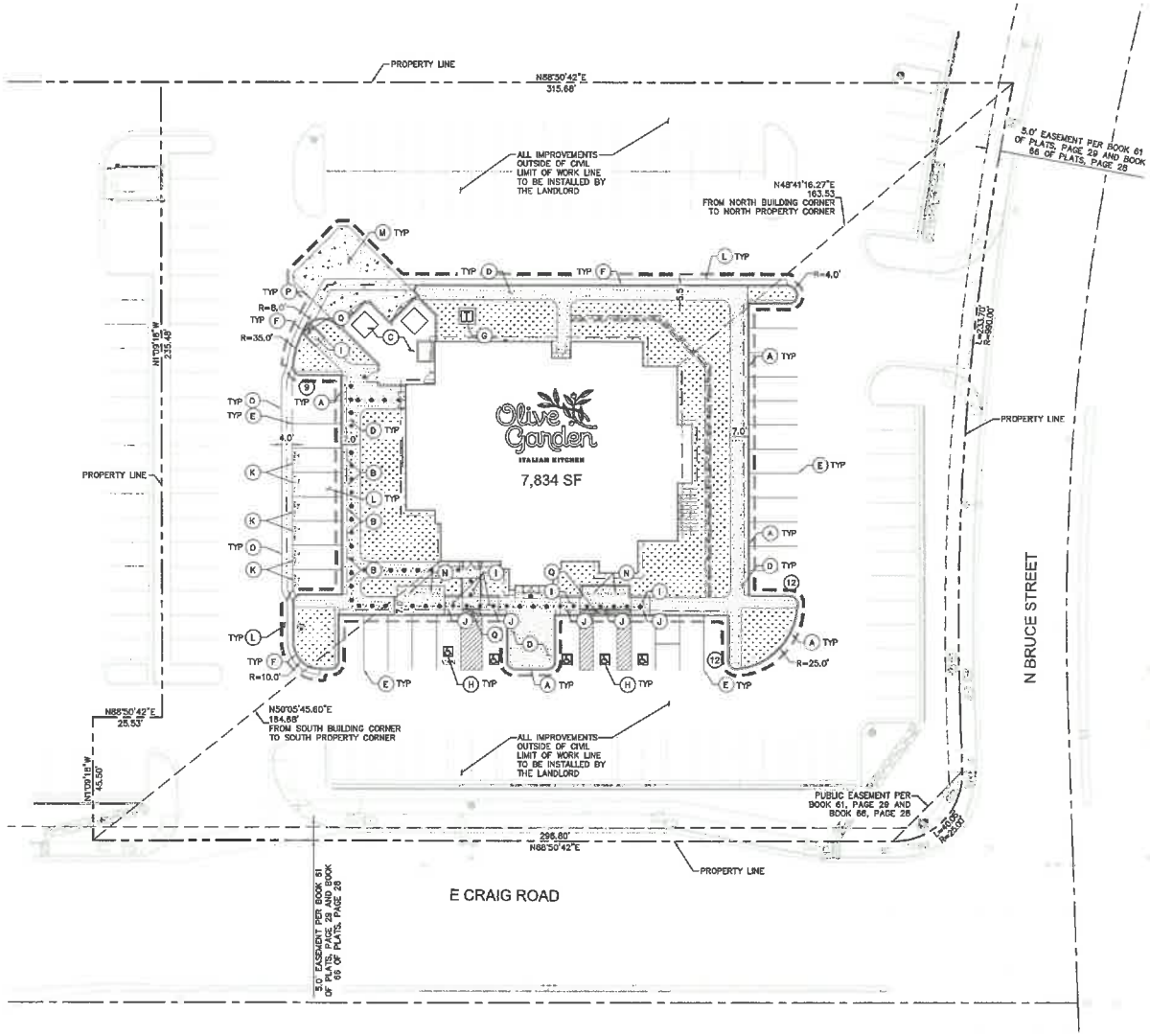
Letter of Intent

Olive Garden Italian Restaurant is extending its boundaries to North Las Vegas and is proposing a restaurant at proposed development at NWC of Craig Road and North Bruce Street in North Las Vegas, Nevada. The address is 1250 E. Craig Road, North Las Vegas, NV.

Olive Garden will do construction of new 7,834 square feet restaurant. Olive Garden is a full service restaurant with sale of full line (Type 47 ABC) license in conjunction with food service. Proposed hours of operation are 11:00AM – 11:00PM, 7 days a week. Restaurant is open for lunch and dinner. Typically, there are 15-20 employees per shift. There are a total of 255 seats proposed for the restaurant with 16 seats at waiting area. A total of 81 on- site parking spaces are provided.

Olive Garden does not have live entertainment. There are no security guards proposed either.

The request is for approval of a Final Development Plan for construction of a new restaurant. All site improvements including parking, landscape, and parking lot lighting are part of Landlord's scope of work and under Landlord's Development Plan and Olive Garden to construct the building and perform work around building only.



LEGEND

- PROPERTY LINE
- EASEMENT OR SETBACK LINE
- CENTERLINE
- APPROXIMATE CIVIL LIMIT OF WORK LINE
- ACCESSIBLE PATH OF TRAVEL (FOR REFERENCE ONLY, DO NOT PAINT)
- (XX) PARKING COUNT
- PROPOSED LANDSCAPE/PLANTER AREA
- PROPOSED CONCRETE SIDEWALK
- PROPOSED HEAVY DUTY CONCRETE
- PROPOSED ASPHALT CONCRETE
- PROPOSED SWALE

CONSTRUCTION NOTES

(A) CONSTRUCT CURB PER DETAIL 2, SHEET C6.0.
(B) INSTALL "TO-GO" PARKING SIGN. REFER TO ARCHITECTURAL PLANS FOR DETAILS. INSTALL SIGN BASE PER DETAIL 9, SHEET C6.0.
(C) INSTALL TRASH ENCLOSURE. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
(D) CONSTRUCT CONCRETE SIDEWALK PER DETAIL 1, SHEET C6.0.
(E) PARKING STRIPING BY LANDLORD.
(F) CONSTRUCT CURB AND CUTTER PER DETAIL 5, SHEET C6.0.
(G) INSTALL TRANSFORMER. REFER TO MEP PLANS FOR DETAILS.
(H) ACCESSIBLE PARKING STRIPING BY LANDLORD.
(I) INSTALL ACCESSIBLE RAMP PER DETAIL 7, SHEET C6.0.
(J) INSTALL ACCESSIBLE PARKING STALL SIGN PER DETAIL 6, SHEET C6.0. SIGN BASE AND BOLLARD PER DETAIL 9, SHEET C6.0.
(K) "OG TO-GO" PAVEMENT MARKINGS BY LANDLORD.
(L) INSTALL ASPHALT CONCRETE PER DETAIL 1, SHEET C6.0.
(M) INSTALL HEAVY DUTY CONCRETE PER DETAIL 1, SHEET C6.0.
(N) INSTALL WAITING BENCHES. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
(O) VALLEY GUTTER BY LANDLORD.
(P) INSTALL HEAVY DUTY VALLEY GUTTER PER DETAIL 3, SHEET C6.0.
(Q) INSTALL DETECTABLE WARNING SURFACE PER DETAIL 8, SHEET C6.0.

GENERAL NOTES

1. ALL PROPERTY LINES, EASEMENTS AND BUILDINGS, EXISTING AND PROPOSED, ARE SHOWN ON THIS SITE PLAN.
2. LANDSCAPE IRRIGATION SYSTEMS SHALL BE DESIGNED TO PREVENT SPRAY ON STRUCTURES. EXTERIOR ENTRIES SUBJECT TO FOOT TRAFFIC OR WIND-DRIVEN RAIN SHALL BE DESIGNED TO PREVENT WATER INTRUSION INTO THE BUILDING.
3. ALL CURB RADII ARE TO BE 3.0' UNLESS OTHERWISE NOTED.

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

DAVID L. RHODES AIA

ARCHITECT'S PROJECT Job # 1A0029

Kimley»Horn
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
6671 S LAS VEGAS BOULEVARD, SUITE 350
LAS VEGAS, NV 89119
PHONE: 702-835-9200 FAX: 702-735-4449

PROFESSIONAL ENGINEER DAVID L. RHODES STATE OF NEVADA No. 17878

IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL TO ALTER THIS ITEM IN ANY WAY.

Olive Garden ITALIAN KITCHEN

Issue Date: 01-25-2022
Print Date: 01-21-2022

REVISION
△
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△
△
△
△
△
△

Restaurant #: 6478

OLIVE GARDEN
P78DOM-L

CRAIG ROAD & BRUCE ST.
LAS VEGAS NV 89081

SITE PLAN

C3.0

FRONT ELEVATION

Olive Garden
ITALIAN KITCHEN

File Name: P78 DOMANI LEFT_COLOR ELEVATIONS

ITALIAN RESTAURANT

Las Vegas, NV

0 5 10 20

MATERIAL LEGEND

106 PAINT @ WOOD TRELLIS, WOOD TRIM, WOOD FACIA, AND DOORS
Benjamin Moore 2112-10 "Mink"

107 STONE VENEER (#139 Brick Clinkers) - Coronado Stone "Appalachian Fieldstone" w/ matching chiseled corner stones
Color: "Mountain Sunset" Grout: Natural Gray

108 STONE PLANK CLADDING
Coronado Woodstone "Rustic Cedar" 6 X 36

110 CONCRETE ROOF TILE
Eagle Roof Tile - Capistrano "Olive Garden Blend"

112 PRE-FINISH PAINT @ STOREFRONT AND WINDOWS
"Dark Bronze Finish"

113 STANDING SEAM METAL ROOF
"Dark Bronze Finish"

127 BRICK VENEER - Coronado Stone
Sicilian Brick - 2 1/2"x 8" Color: "Saltillo" 90%, "Ferrara Blend" 10%

139 BRICK CLINKERS - Coronado Stone
2-1/8" x 8" Thin Brick Tumbled w/ 3/8" Mortar Joint

For: Darden Restaurants
Orlando, FL
407 245 4000

By: ACS Architects
Newport Beach, CA
714 436 9000

01-11-22
Sheet 1 of 4

REAR ELEVATION

Olive Garden
ITALIAN KITCHEN

File Name: P78 DOMANI LEFT_COLOR ELEVATIONS

ITALIAN RESTAURANT

Las Vegas, NV

0 5 10 20

MATERIAL LEGEND

106 PAINT @ WOOD TRELLIS, WOOD TRIM, WOOD FACIA, AND DOORS
Benjamin Moore 2112-10 "Mink"

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For: Darden Restaurants
Orlando, FL
407 245 4000

By: ACS Architects
Newport Beach, CA
714 436 9000

01-11-22
Sheet 2 of 4

RIGHT ELEVATION

ITALIAN RESTAURANT

Las Vegas, NV

0 5 10 20

File Name: P78 DOMANI LEFT_COLOR ELEVATIONS

MATERIAL LEGEND

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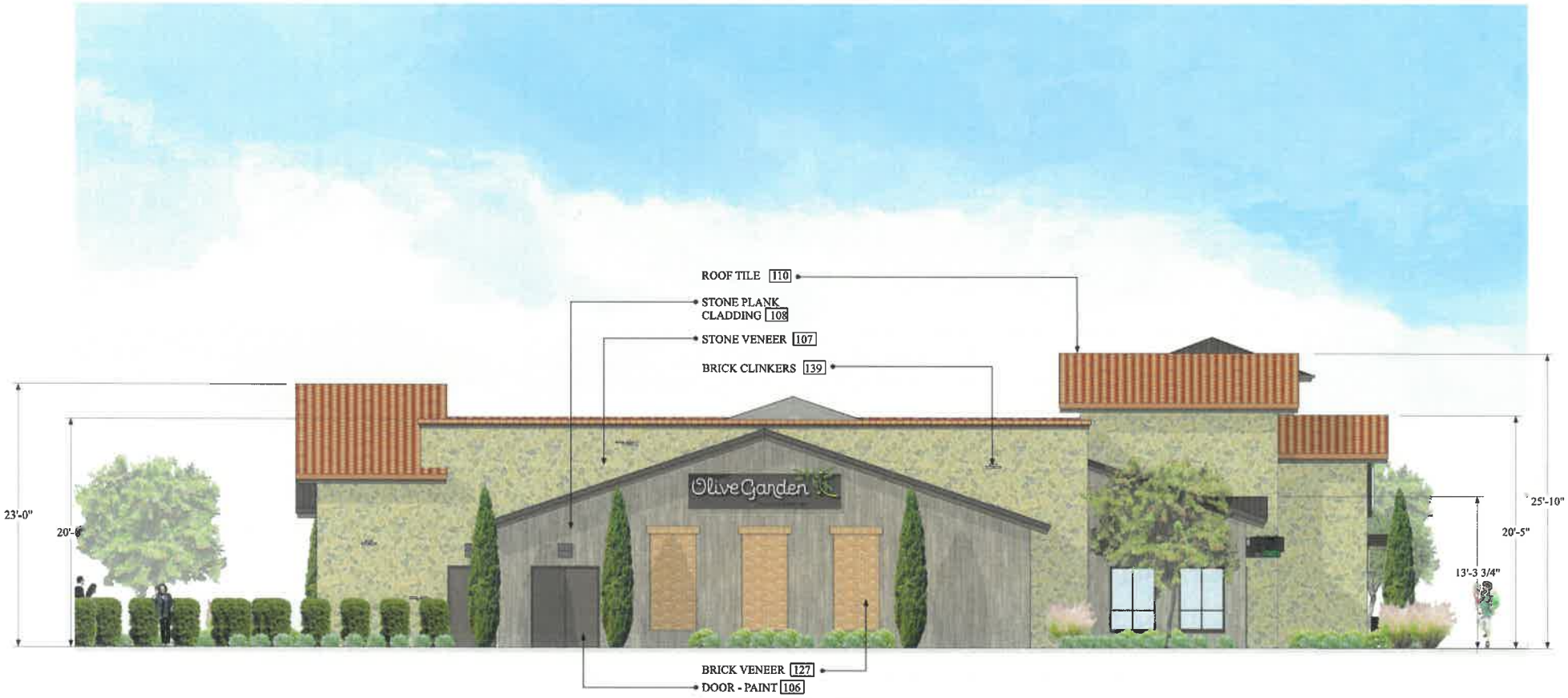
For: Darden Restaurants
Orlando, FL
407 245 4000

By: ACS Architects
Newport Beach, CA
714 436 9000

01-11-22
Sheet 3 of 4



LEFT ELEVATION

Olive Garden
ITALIAN KITCHEN

File Name: P78 DOMANI LEFT_COLOR ELEVATIONS

ITALIAN RESTAURANT

Las Vegas, NV

0 5 10 20

MATERIAL LEGEND

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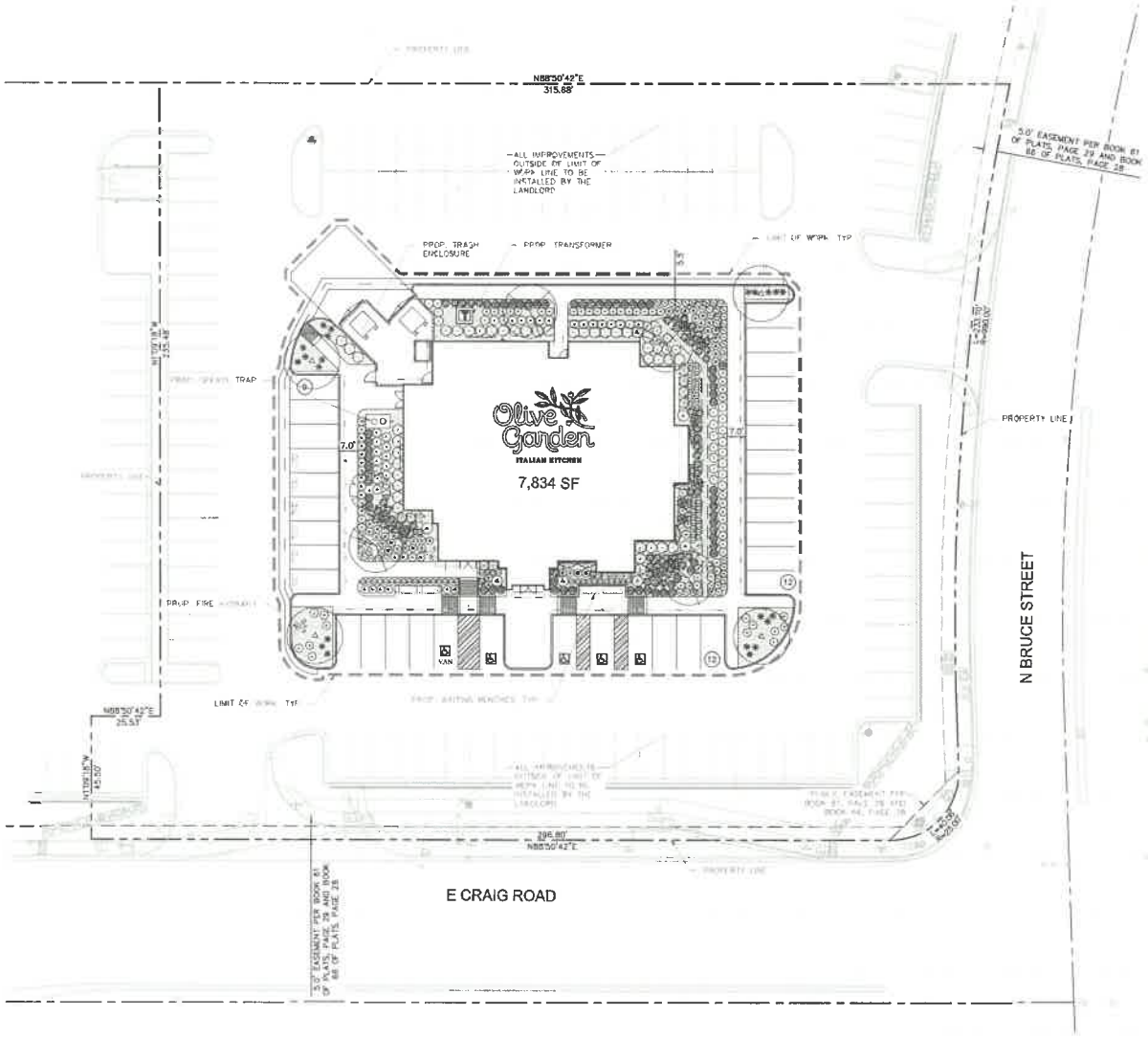
Orlando, FL
407 245 4000

By: ACS Architects
Newport Beach, CA
714 436 9000

01-11-22
Sheet 4 of 4



PLANTING LEGEND

TREES

BOTANICAL NAME / COMMON NAME	SIZE
Cupressus sempervirens Italian Cypress	24" Box
Olea europaea 'Swan Hill' Swan Hill Olive	24" Box
Parkinsonia 'Desert Museum' Desert Museum Palo Verde	24" Box
Vitex agnus-castus Chaste Tree	24" Box

SHRUBS

BOTANICAL NAME / COMMON NAME	SIZE
Bougainvillea 'La Jolla' La Jolla Bougainvillea	5 Gal.
Myrtus communis 'Compacta' Compact Myrtle	5 Gal.
Simmondsia chinesis Jojoba	5 Gal.

ACCENTS

BOTANICAL NAME / COMMON NAME	SIZE
Agave americana Century Plant	5 Gal.
Agave geminiflora Twin Flowered Agave	5 Gal.
Hesperaloe parviflora Red Yucca	5 Gal.
Muhlenbergia rigens Deer Grass	5 Gal.

GROUNDCOVERS

BOTANICAL NAME / COMMON NAME	SIZE
Convolvulus cneorum Bush Morning Glory	1 Gal.
Lantana montevidensis White Trailing Lantana	1 Gal.
Rosmarinus officinalis Trailing Rosemary	1 Gal.
Ruellia brittoniania 'Katie' Katie Ruellia	1 Gal.
Santolina rosmarinifolia Green Lavender Cotton	1 Gal.
Teucrium chamaedrys 'Prostrate' Prostrate Germander	1 Gal.

MATERIALS

Decomposed Granite
¾" Minus. Color to Match Existing. 2" Depth Min.

NOTE: ALL TREES MUST BE 10' FROM UNDERGROUND SEWER PIPES AND UTILITIES OR ROOT BARRIER IS REQUIRED

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

DAVID L RHODES AIA

ARCHITECTS PROJECT Job # 140029

Kimley»Horn
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PHONE: 702-983-3900 FAX: 702-735-4049

COORDINATED SET
NOT FOR REGULATORY APPROVAL

IT IS A VIOLATION OF THE LAW FOR ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ENGINEER, TO ALTER AN ITEM IN ANY WAY.

Olive Garden ITALIAN KITCHEN

Issue Date:01-25-2021
Print Date:01-15-2022

REVISION

Restaurant #: 6478

OLIVE GARDEN
P78DOM-L

CRAIG ROAD & BRUCE ST.

LAS VEGAS NV 89081

LANDSCAPE PLAN

L1.1

NOTES

This map is for assessment use only and does NOT represent a survey.

No liability is assumed for the accuracy of the data delinlated 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

0 100 200 400 600 800

ASSESSOR'S PARCELS - CLARK COUNTY, NV.

Briana Johnson - Assessor

MAP LEGEND

- PARCEL BOUNDARY
- SUB BOUNDARY
- PM/LD BOUNDARY
- ROAD EASEMENT
- MATCH / LEADER LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- HISTORIC PM/LD BOUNDARY
- SECTION LINE
- CONDOMINIUM UNIT
- AIR SPACE PCL
- RIGHT OF WAY PCL
- SUB-SURFACE PCL
- 001 ROAD PARCEL NUMBER
- 001 PARCEL NUMER
- 1.00 ACREAGE
- 202 PARCEL SUB/SEQ NUMBER
- PB 24-45 PLAT RECORDING NUMBER
- 5 BLOCK NUMBER
- 5 LOT NUMBER
- GL5 GOV. LOT NUMBER

BOOK T20S R61E

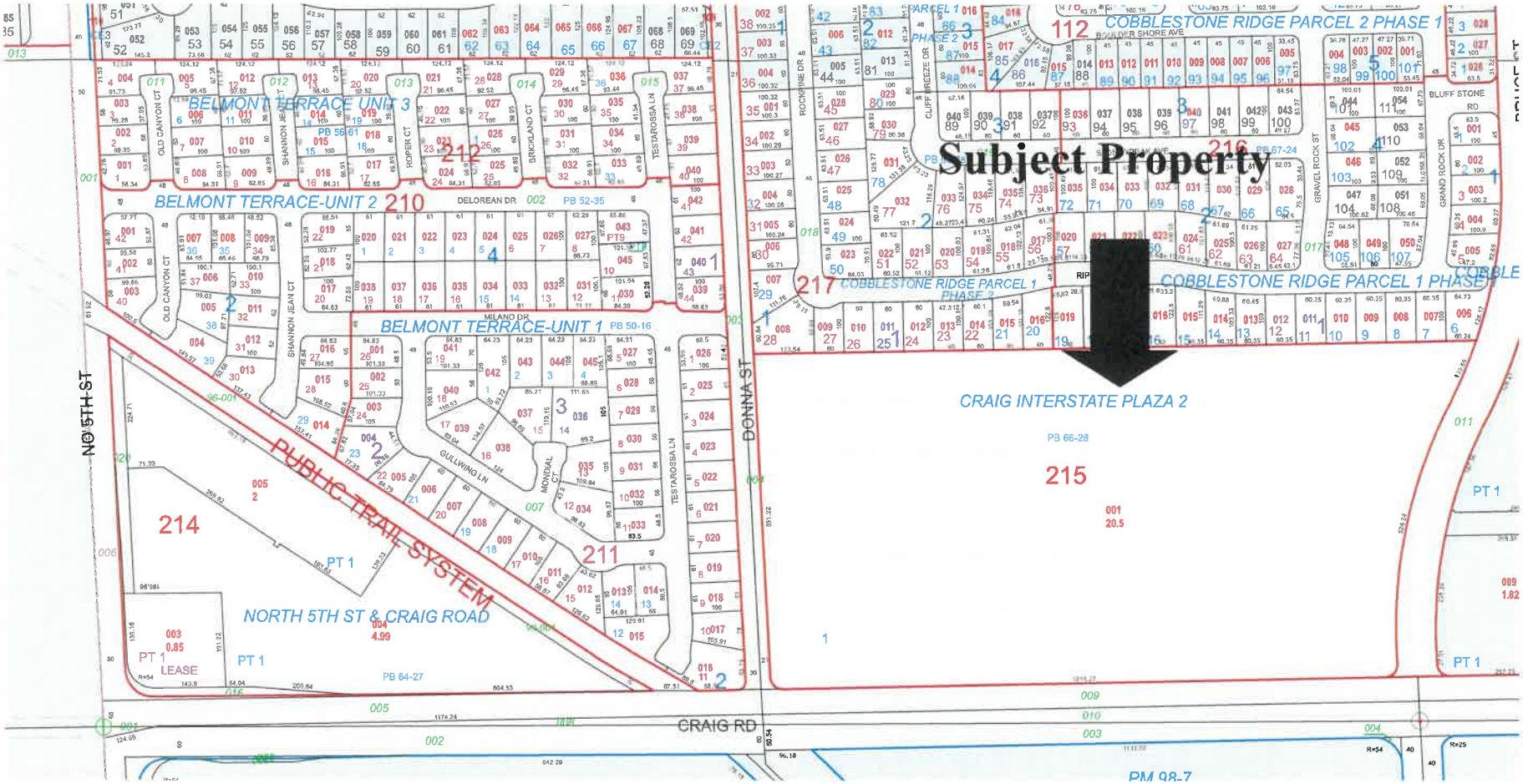
SEC. 2

MAP S 2 NW 4

139-02-2

Scale: 1" = 200'

Rev: 1/8/2019

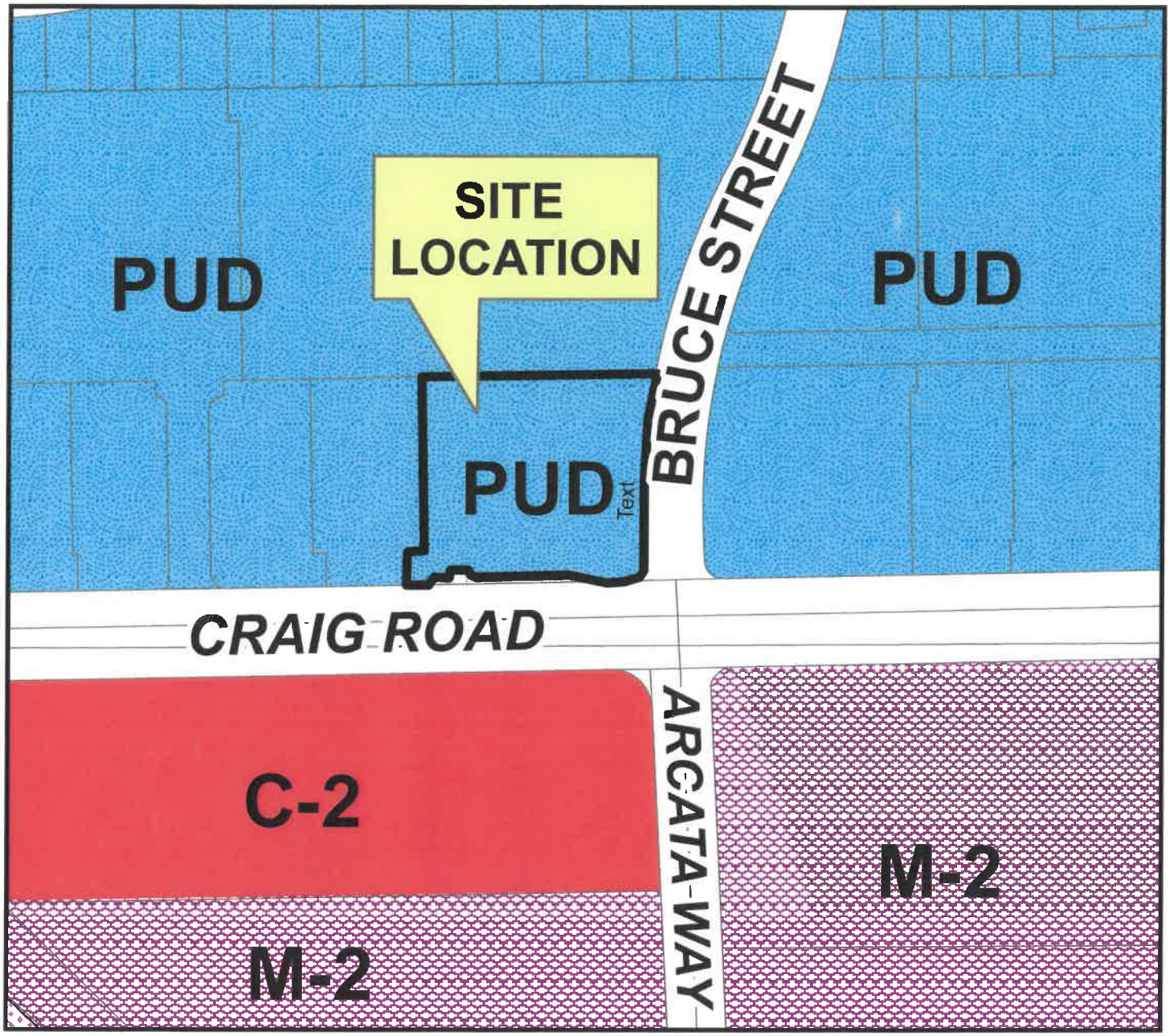


This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

TAX DIST 250

THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



0 150 300 600 900 1,200 Feet

Applicant: RSI Group, Inc - Preet Shergill
Application: Final Development Plan
Request: To Develop a Restaurant
Project Info: Northwest corner of Craig Road and Bruce Street
Case Number: FDP-000003-2022

3/09/2022

N W E S