

KAEMPFER

CROWELL

ATTORNEYS AT LAW

LAS VEGAS OFFICE

ELISABETH E. OLSON

eeolson@kcnvlaw.com

702.792.7000

LAS VEGAS OFFICE
1980 Festival Plaza Drive
Suite 650
Las Vegas, NV 89135
Tel: 702.792.7000
Fax: 702.796.7181

RENO OFFICE
50 West Liberty Street
Suite 700
Reno, NV 89501
Tel: 775.852.3900
Fax: 775.327.2011

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

January 24, 2022

VIA UPLOAD

Robert Eastman
City of North Las Vegas
Department of Planning
2250 North Las Vegas Boulevard
Las Vegas, Nevada 89030

***Re: Amendment to PUD, Ordinance 3010
APN: 124-35-803-009***

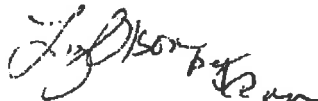
Dear Robert:

Our Firm represents Samimi, LLC, (The Applicant"). The Applicant is requesting an amendment to an approved Planned Unit Development (ZN-40-19, Ordinance No. 3010) on assessor's parcel number 124-35-803-009 to add a car wash use and a quick food restaurant with tables and seating inside, offering pickup service and possibly a drive thru. Car washes and quick serve food restaurants are customary and typical uses associated with convenience stores and fuel sales establishments and will not have a negative impact on the surrounding area.

Thank you for your kind consideration. Please do not hesitate to contact Ann Pierce or me with any questions.

Sincerely,

KAEMPFER CROWELL



Elisabeth E. Olson

EEO/amp

ORDINANCE NO. 3010

AN ORDINANCE RELATED TO ZONING; AMENDING SECTION 010 OF CHAPTER 16 OF TITLE 17 OF THE CITY OF NORTH LAS VEGAS MUNICIPAL CODE BY RECLASSIFYING APPROXIMATELY 8.53± ACRES THEREIN FROM A PUD, PLANNED UNIT DEVELOPMENT DISTRICT, TO A NEW PUD, PLANNED UNIT DEVELOPMENT DISTRICT, (ZN-40-19, LONE MOUNTAIN AND LOSEE), FOR PROPERTY GENERALLY LOCATED AT THE NORTHWEST CORNER OF LONE MOUNTAIN ROAD AND LOSEE ROAD 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. 3010, the following described parcel of land shall be reclassified as follows:

THE NEW PLANNED UNIT DEVELOPMENT DISTRICT (ZN-40-19), THE FOLLOWING PROPERTY DESCRIBED TO WIT:

A PORTION OF PARCEL 2 AS SHOWN BY MAP THEREOF IN FILE 107, PAGE 21 OF PARCEL MAPS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, LYING WITHIN THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 35, TOWNSHIP 19 SOUTH, RANGE 61 EAST, M.D.M., CITY OF NORTH LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL 2;

THENCE ALONG THE WEST, NORTH AND EAST BOUNDARY LINES THEREOF THE FOLLOWING FIVE (5) COURSES:

- 1) NORTH 00°29'15" WEST, 620.01 FEET;
 - 2) NORTH 89°50'31" EAST, 610.01 FEET;
 - 3) SOUTH 00°29'15" EAST, 334.62 FEET;
 - 4) CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 95.00 FEET,
- Ordinance No. 3010

CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 22°19'54", AN ARC LENGTH OF 37.03 FEET TO A POINT OF REVERSE CURVATURE TO WHICH A RADIAL LINE BEARS SOUTH 68°09'21" EAST;

- 5) CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 105.00 FEET, CONCAVE EASTERLY, THROUGH A CENTRAL ANGLE OF 09°20'14", AN ARC LENGTH OF 17.11 FEET TO A POINT TO WHICH A RADIAL LINE BEARS NORTH 77°29'35" WEST;

THENCE DEPARTING SAID EAST BOUNDARY LINE, SOUTH 89°30'45" WEST, 295.68 FEET;

APN: 124-35-803-006

THENCE SOUTH 00°29'15" EAST, 226.24 FEET TO A POINT ON THE SOUTH BOUNDARY LINE OF SAID PARCEL 2;

THENCE ALONG THE SOUTH BOUNDARY LINE THE FOLLOWING THREE (3) COURSES:

- 1) SOUTH 89°50'31" WEST, 46.74 FEET;
- 2) SOUTH 88°24'35" WEST, 200.04 FEET;
- 3) SOUTH 89°50'31" WEST, 55.26 FEET TO THE POINT OF BEGINNING.

CONTAINING 7.01 ACRES, MORE OR LESS.

BASIS OF BEARINGS

SOUTH 89°41'37" WEST, BEING THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 35, TOWNSHIP 19 SOUTH, RANGE 61 EAST, M.D.M., CITY OF NORTH LAS VEGAS, CLARK COUNTY, NEVADA AS SHOWN IN FILE 107, PAGE 21 OF PARCEL MAPS ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE, 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:

1. Unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. The total number of lots shall not exceed 51.

Ordinance No. 3010

3. Amenities shall be provided within the open space areas; at a minimum the following amenities shall be provided: age appropriate playground equipment with EPDM surfacing or a shaded ramada area or a splash pad; picnic areas with barbeques; dog stations; and 10,000 square feet of turfed open play area.
4. A Final Development Plan is required to be submitted and approved by Planning Commission.
5. 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.
6. Approval of a drainage study is required prior to submittal of the civil improvement plans.
7. Proposed residential driveway slopes shall not exceed twelve percent (12%).
8. All common elements shall be labeled and are to be maintained by the Home Owners' Association.
9. 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.
10. 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.
11. 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.
12. All driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 222.1 and 222.

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. Lone Mountain Road
 - b. Losee Road (sidewalk, street lights)
14. The public street geometrics and thickness of the pavement sections will be determined by the Department of Public Works.
15. Right of way dedication and construction of a bus turn-out with exclusive right turn lane is required on Lone Mountain Road per the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 234.4.
16. 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.
17. 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.
18. 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.
19. All off-site improvements must be completed prior to final inspection of the first building.

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 15th day of April, 2020 by the following vote:

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

NAYS: None

ABSTAIN: None

ABSENT: None

APPROVED:



JOHN J. LEE, MAYOR

ATTEST:



CATHERINE A. RAYNOR, MMC
CITY CLERK

CITY OF NORTH LAS VEGAS, NEVADA
APN # 124-35-803-009

40.00	40.00
-------	-------

APN:124-36-401-006
MAVERIK INC
(NOT A PART)

[illegible]

SACRAMENTO, CALIF. 95811
2478 FIELD
SALT LAKE

PHONE: (801) 586-8191
CONTACT: AL RAJATI
EMAIL: ALRAJATI@N5VENTURES.COM

DEVELOPERS

RODOLFO AMADOR FLORES OF NEVADA, PRES
7770 DEAN MARTIN DRIVE, SUITE 308
LAS VEGAS, NEVADA 89139
TELEPHONE: (702) 240-5603
CONTACT: ANGELA PHILEY, P.E.

ENGINEER

MORRIS & SANDPHER,
1431 N. GREEN VALLEY PKWY., SUITE 100
HENDERSON, NV 89074
TELEPHONE: (702) 968-4053
CONTACT: LARRY BILTON

LEGAL DESCRIPTION

PARCEL TWO (2) AS SHOWN BY MAP THEREOF IN FILE 167 OF PARCEL MAPS, PAGE 21, IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

BENCHMARK

CITY OF NORTH LAS VEGAS GEOGRAPHIC NO. 16191 794
3-2-1/4 SECTIONS C&D IN TOP OF CORNER 94-0 FELT WEST AND 36.2
FEET SOUTH OF THE NORTHEAST CORNER OF SECTION 2-20-81.
1.1 FEET WEST OF THE WEST END OF THE CLING RUTHER ON THE
SOUTHWEST CORNER OF LONG MOUNTAIN RD. AND LOSEE RD.
ELEVATION = 5043.1 METERS (NAVD83)
ELEVATION = 16449.9 U.S. SURVEY FEET (NAVTM)

BASIS OF BEARING

NORTH 40°14'2" WEST, BEING THE BEARING OF THE WEST LINE OF THE EAST MAP (E 172) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 34, TOWNSHIP 18 SOUTH, RANGE 10 EAST, R.10N., CITY OF NORTH LAS VEGAS, NEVADA, AS SHOWN BY MAP THEREON ON FILE IN THE OFFICE OF THE CLARK COUNTY RECORDER IN FILE 107, PAGE 21 OF PARCELS MAPS.

1401 N. Green Valley Pkwy., Suite 10
Henderson, NV 89074
(702) 938-3063
www.hennepin.com

WARNING

IF THIS BAR DOES NOT
MEASURE 2" THEN
DRAWING IS NOT TO SCALE

DRAWING INFO	
DATE	11/19/2021
DESIGNED BY	JS
CHECKED BY	JS
PROJECT NO.	RS
PROJECT	3rd

RSDC

LONG MOUNTAIN ROAD & LOSEE ROAD
NORTH LAS VEGAS, NV

SITE PLAN FOR AMENDED PUD

EXH-1

Neighborhood Meeting Summary

On January 19, 2022 Joe Dagher with Kaempfer Crowell conducted a neighborhood meeting at the Alexander Library to discuss amending the approved PUD at Lone Mountain Road and Losee Road to add a car wash and quick service food restaurant use to the PUD. No neighbors attended. Councilman Goynes-Brown was in attendance.

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 TEXT ORIGINAL.

MAP LEGEND

- PARCEL BOUNDARY
- SUB BOUNDARY
- PAID EASEMENT
- ROAD EASEMENT
- MATCH / LEASED LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- SECTION LINE
- CONDOMINIUM UNIT
- AIR SPACE POL.
- RIGHT OF WAY POL.
- SUB-SURFACE POL.

001 ROAD PARCEL NUMBER
001 PARCEL NUMBER
100 ACREAGE
202 PARCEL SUBSID NUMBER
PB 2445 PLAT RECORDING NUMBER
5 BLOCK NUMBER
5 LOT NUMBER
04.5 GROW LOT NUMBER

Scale: 1" = 200'

Rev: 6/22/2021

100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200
-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----



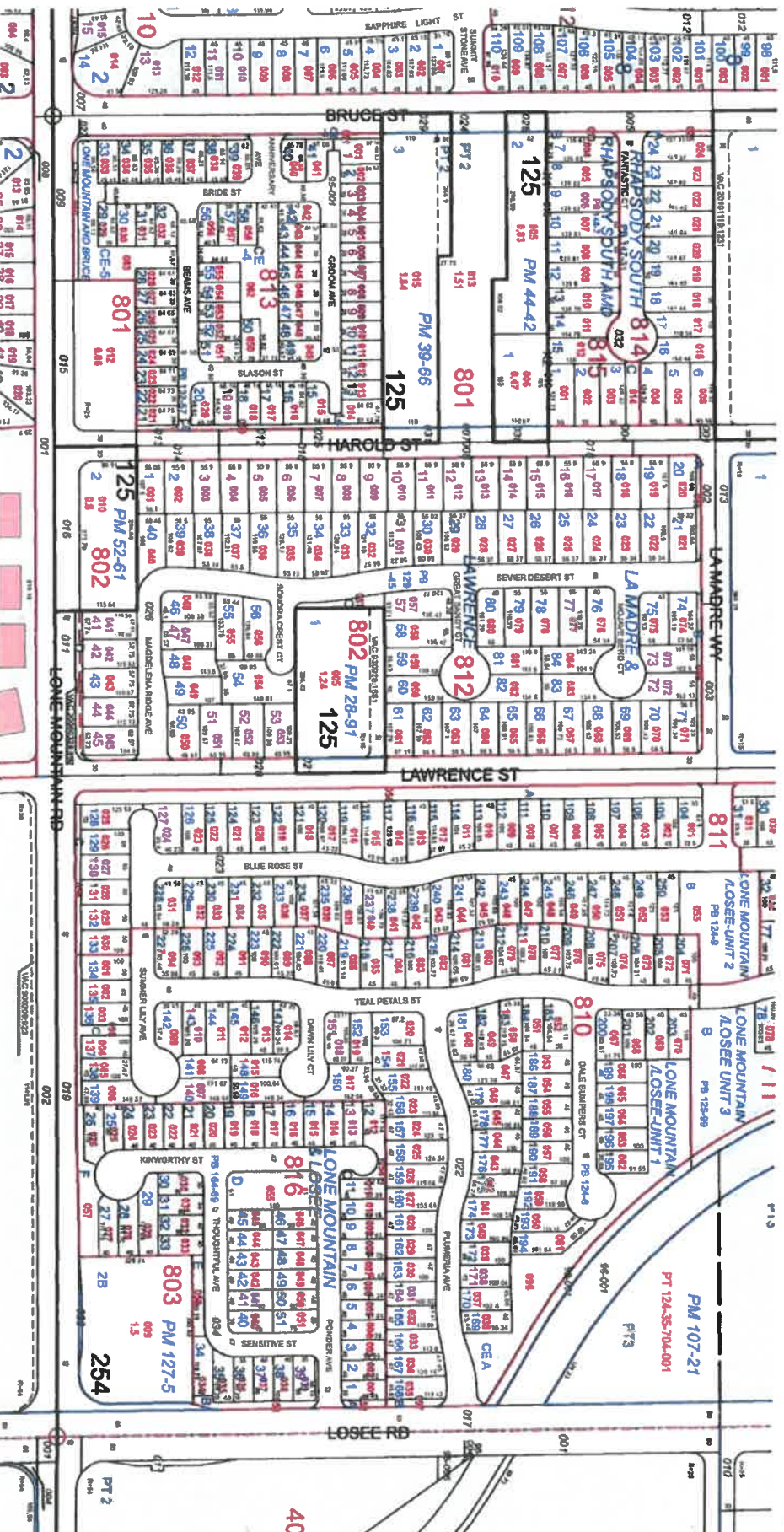
ASSESSOR'S PARCELS - CLARK COUNTY, NV.
Briana Johnson - Assessor

T19S R61E

35

S 2 SE 4

124-35-8

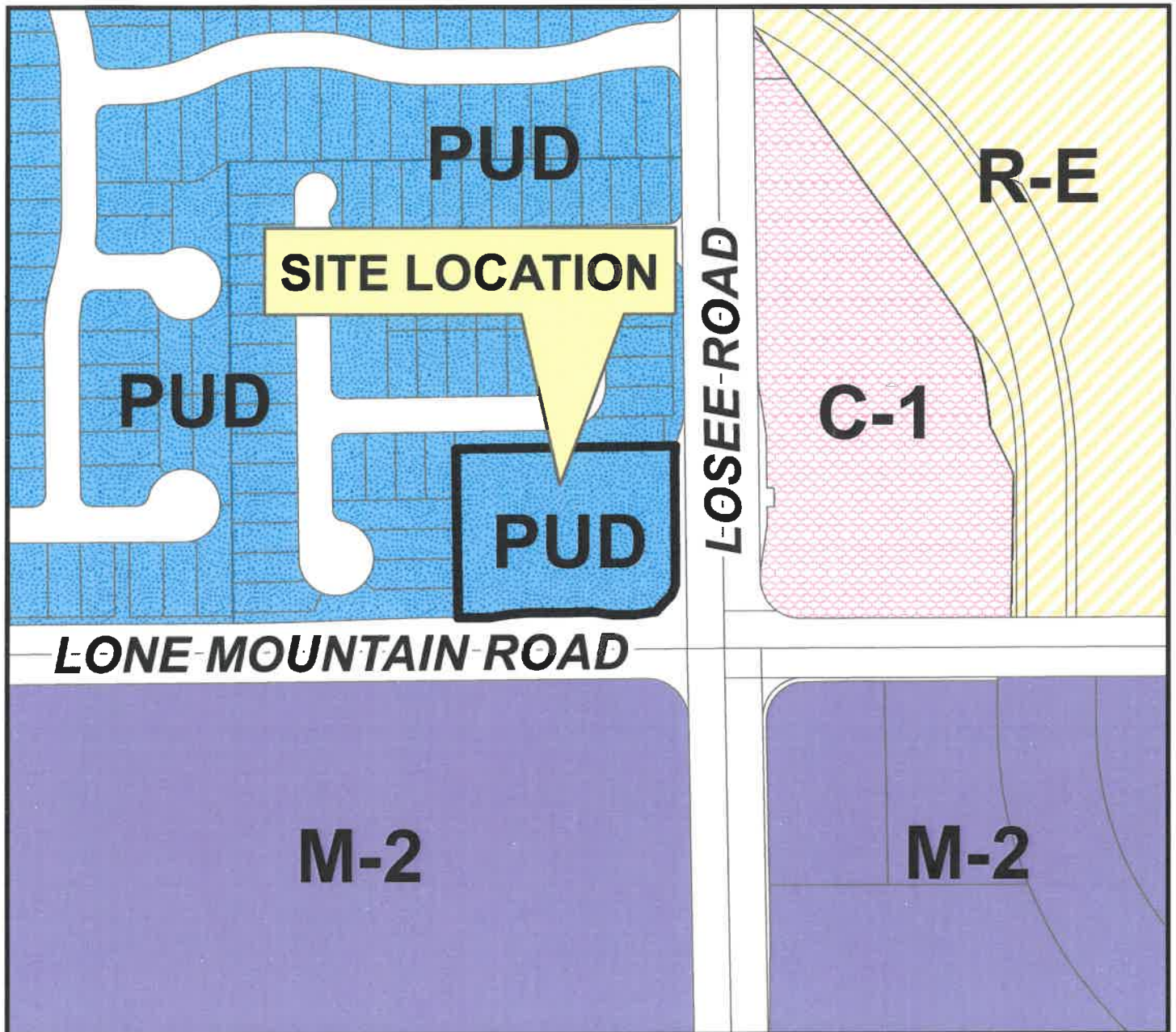


TAX DIST 125.254



THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: R5 Development, LLC
Application Type: Amendment to a PUD (Planned Unit Development District)
Request: To Allow a Vehicle Washing Establishment
Project Info: Northwest Corner of Losee Road and Lone Mountain Road
Case Number: ZN-04-2019 (ZN-40-19)

2/03/2022

