

## CITY OF NORTH LAS VEGAS

### INTEROFFICE MEMORANDUM

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To: Sharianne Dotson, Planner, Land Development & Community Services  
From: Duane McNelly, Land Development Coordinator, Department of Public Works  
Subject: SUP-23-2022 **Verizon Belmont Greenfield**  
Date: May 10, 2022

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.
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. Any proposed driveway(s) on Las Vegas Blvd will require NDOT approval.
5. 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.
6. The property owner is required to grant a roadway easement for commercial driveway(s).
7. 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.



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Duane McNelly, Land Development Coordinator  
Department of Public Works

**CITY OF NORTH LAS VEGAS**  
**INTEROFFICE MEMORANDUM**

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To: North Las Vegas Planning Commission  
Robert Eastman – Planning & Zoning

From: Jared Luke – Director of Economic Development

Subject: SUP-000023-2022 – Applicant: Celco Partnership, LLC

Date: May 16, 2022

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Redevelopment Agency staff has reviewed the Celco Partnership, LLC application for a special use permit in a C-2 (General Commercial District) to allow a public utility building, structure or equipment on the southeast corner of Las Vegas Boulevard and Belmont (APN 139-13-713-001).

The site for this proposed use consists of 11.97± acres site (the “Site”) of which 9.84± acres (the “MSC Site”) will be used for the development of a Mobile Switching Center Building, Structure, and Equipment (the “MSC”). The initial development phase consists of the construction of a 15,000 square foot building and two (2) 18,000 square foot pods (the “Phase I-MSC Build”) and the second phase consists of the construction of two (2) 18,000 square foot pods (the “Phase II-MSC Build”).

- \* All utilities will be stubbed to the entirety of the Commercial Site by or prior to the issuance of the CO for the Phase I-MSC Build.
- \* Applicant will construct an 8 foot tall decorative block wall between the Commercial Site and the MSC Site, as shown on the Plans. Applicant will install a 10-foot wide landscape buffer from the north side of the decorative block wall for visual screening. The decorative block wall and landscaping will be completed prior to the issuance of the CO for the Phase I-MSC Build.
- \* Applicant shall have the following options with regard to the development of the Commercial Site:

(a) Prior to the issuance of the CO for the Phase I-MSC Build:

- (1) Applicant may sell either the entirety of the Commercial Site or only the Phase I Commercial Pad to: (i) a developer or real estate investor who has developed commercial projects in North Las Vegas within the last 5 years, (ii) a corporate or regional owner/occupier that has a minimum of ten completed commercial projects in Nevada or its surrounding states (e.g. Starbucks, Chick-Fil-A), or (iii) a developer with similar qualifications outside of North Las Vegas that has been approved by the City’s

Economic Development Director or designee (each of (i)-(iii), a "Qualified Investor"). If (a) the entire Commercial Site is sold, no conditions with regard to timing of construction or occupancy of the Commercial Site will be placed on the Applicant for the Phase I-MSC Build or any the subsequent phases of the MSC build; or (b) only the Phase I Commercial Pad is sold, no conditions with regard to timing of construction or occupancy of the Phase I Commercial Pad will be placed on the Applicant only with regard to the Phase I-MSC Build; OR

- (2) Applicant will complete the construction of the building shell on the Phase I Commercial Pad (the "Phase I Building") prior to the issuance of the CO for the Phase I-MSC Build. The Phase I Building will be constructed in substantial conformance to the Plans and any further changes will be reviewed by City staff. Tenant customization and/or occupancy of the Phase I Building will not be a requirement or condition for the issuance of the CO for the Phase I-MSC Build. Applicant will use commercially reasonable efforts to enter into a lease with a tenant for the Phase I Building within one (1) year from the issuance of the CO for Phase I-MSC Build.

(b) Prior to the issuance of the CO for the Phase II-MSC Build:

- (1) Applicant may sell to a Qualified Investor either (a) the entirety of the Commercial Site, or (b) the remaining portion of the Commercial Site if only the Phase I Commercial Pad was previously sold. In the event of a sale, no conditions with regard to timing of construction or occupancy of the Commercial Site or the Phase II Commercial Pad will be placed on the Applicant for the Phase II-MSC Build or any subsequent phases of the MSC build; OR
- (2) Applicant will complete the construction of the building shell on the Phase II Commercial Pad (the "Phase II Building") prior to the issuance of the CO for the Phase II-MSC Build. The Phase II Building will be constructed in substantial conformance with the plans submitted with a future application and any further changes will be reviewed by City staff. Tenant customization and/or occupancy of the Phase II Building will not be a requirement or condition for the issuance of the CO for the Phase II-MSC Build. Applicant will use commercially reasonable efforts to enter into a lease with a tenant for the Phase II Building within one (1) year from the issuance of the CO for Phase II-MSC Build.

\* The above conditions are subject to modification with the written approval from the Director of Economic Development.

April 26, 2022

City of North Las Vegas  
Planning and Zoning  
2250 Las Vegas Boulevard North  
Suite 114  
North Las Vegas, NV 89030

RE: Letter of Intent for Special Use Permit

To Whom It May Concern:

Enclosed with this letter is a Special Use Permit application for Parcel Number 13913713001 in the City of North Las Vegas, Nevada. The parcel is located at the southeastern corner of the intersection of North Las Vegas Boulevard and Belmont Street and is zoned C-2 (General Commercial). This application is submitted by Foresite Group, LLC on behalf of the owner of the referenced property, Cellco Partnership, LLC.

The proposed use of the site is a Mobile Switching Center (MSC) to support the Verizon Wireless cellular network in the area. The City of North Las Vegas has deemed this use to fall under the "Public Utility" use category which, in the C-2 Zoning, requires that a Special Use Permit be approved by the City of North Las Vegas Planning Commission.

The proposed MSC facility will not negatively impact local traffic conditions due to its use and maximum employee loading of 5-10 employees. The City of North Las Vegas has granted a Technical Traffic Impact Study waiver for the project. A copy of the waiver is enclosed herein.

Construction is anticipated to begin in Q4 2022 with completion in Q3 2023.

The Applicant understands the City's vision for maintaining the frontage along Las Vegas Blvd for commercial uses. As such, the Applicant is proposing to preserve 2.13 acres adjacent to Las Vegas Boulevard for future commercial uses. The Applicant will also stub utilities to the commercial portion of the site. In addition, the Applicant will provide a solid block wall between the commercial site and the MSC facility which will have landscaping on the north side of the block wall in order to provide a visually appealing separation from the commercial development and the MSC facility. Finally, the Applicant has proposed a number of conditions to address the future commercial development adjacent to Las Vegas Blvd. We have provided a copy of the draft conditions with this application. We will continue to work with the Department of Economic Development to finalize these conditions.

Thank you for your consideration of this application. If you have questions or require further information, please feel free to contact Foresite Group at (205) 397-0370 or by email at [nspence@fg-inc.net](mailto:nspence@fg-inc.net).

Sincerely,

**FORESITE GROUP, LLC**



Nathan Spence  
Division Director



# PROPOSED VERIZON WIRELESS MOBILE SWITCHING CENTER PHASING PLAN

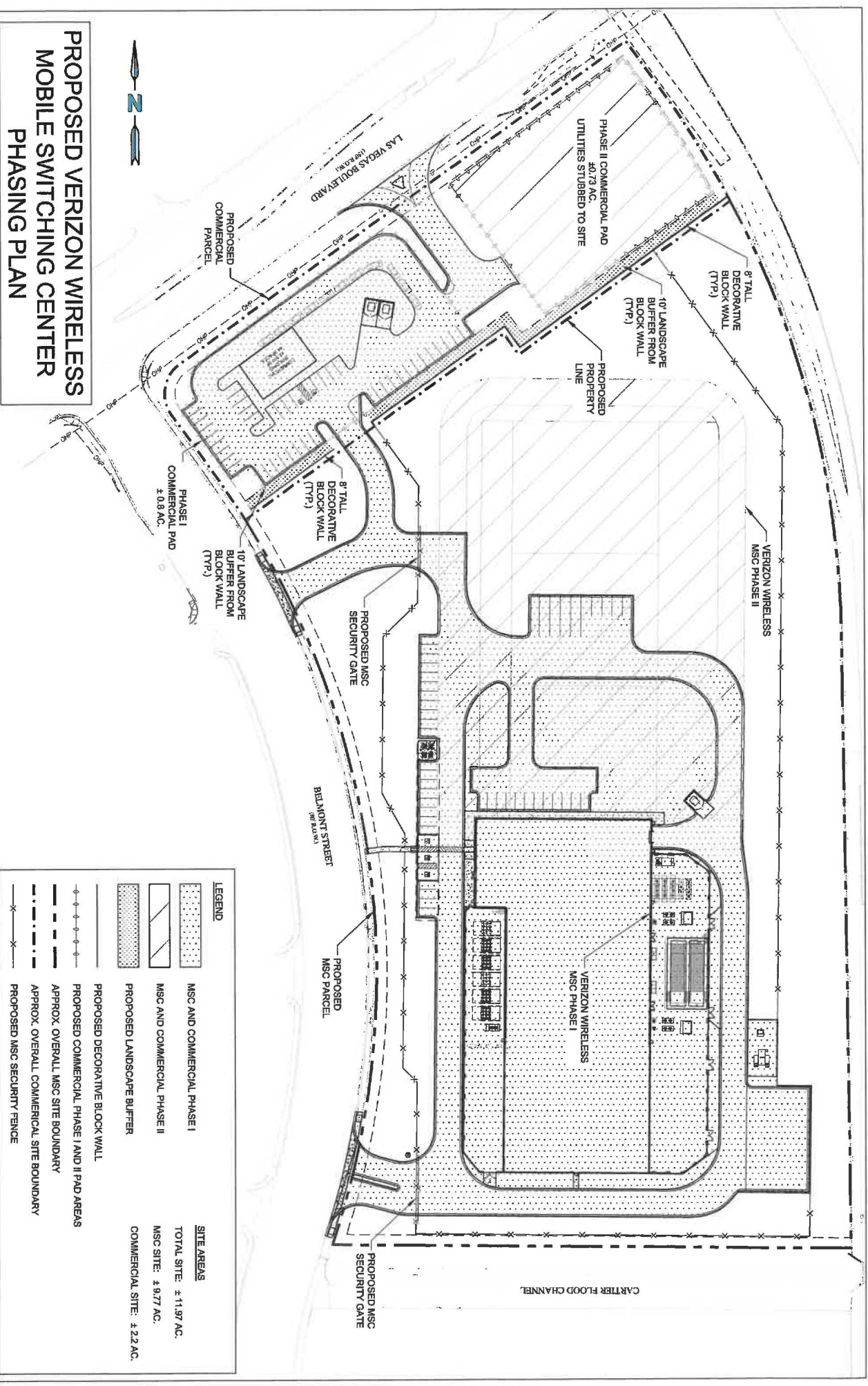


**LEGEND**

- MSC AND COMMERCIAL PHASE I
- MSC AND COMMERCIAL PHASE II
- PROPOSED LANDSCAPE BUFFER
- PROPOSED DECORATIVE BLOCK WALL
- PROPOSED COMMERCIAL PHASE I AND II PAD AREAS
- APPROX. OVERALL MSC SITE BOUNDARY
- APPROX. OVERALL COMMERCIAL SITE BOUNDARY
- PROPOSED MSC SECURITY FENCE

**SITE AREAS**

- TOTAL SITE: ± 11.97 AC.
- MSC SITE: ± 9.77 AC.
- COMMERCIAL SITE: ± 2.2 AC.





15. NEW LIGHT PROBE - ANAL MONITORS SEE MECHANICAL DRUMMING
16. HYPOCOST PAVIL.
17. NEW MOOF LINE REMOVED
18. MET CLOS
19. DONT PARTICIPATE IN MECHANICAL DRUMMING





15. NEW LIGHT RAILING - WALL MOUNTED SEE MECHANICAL OVERHEADS
16. KNOCKOUT PANEL
17. NEW MOOF LIME ENTRIES
18. NOT USED
19. DUCT PENETRATION (SEE MECHANICAL DRAWINGS)
20. TYPICAL VENTILATION AND FLOWING SYSTEM FOR PRECAST RECESS

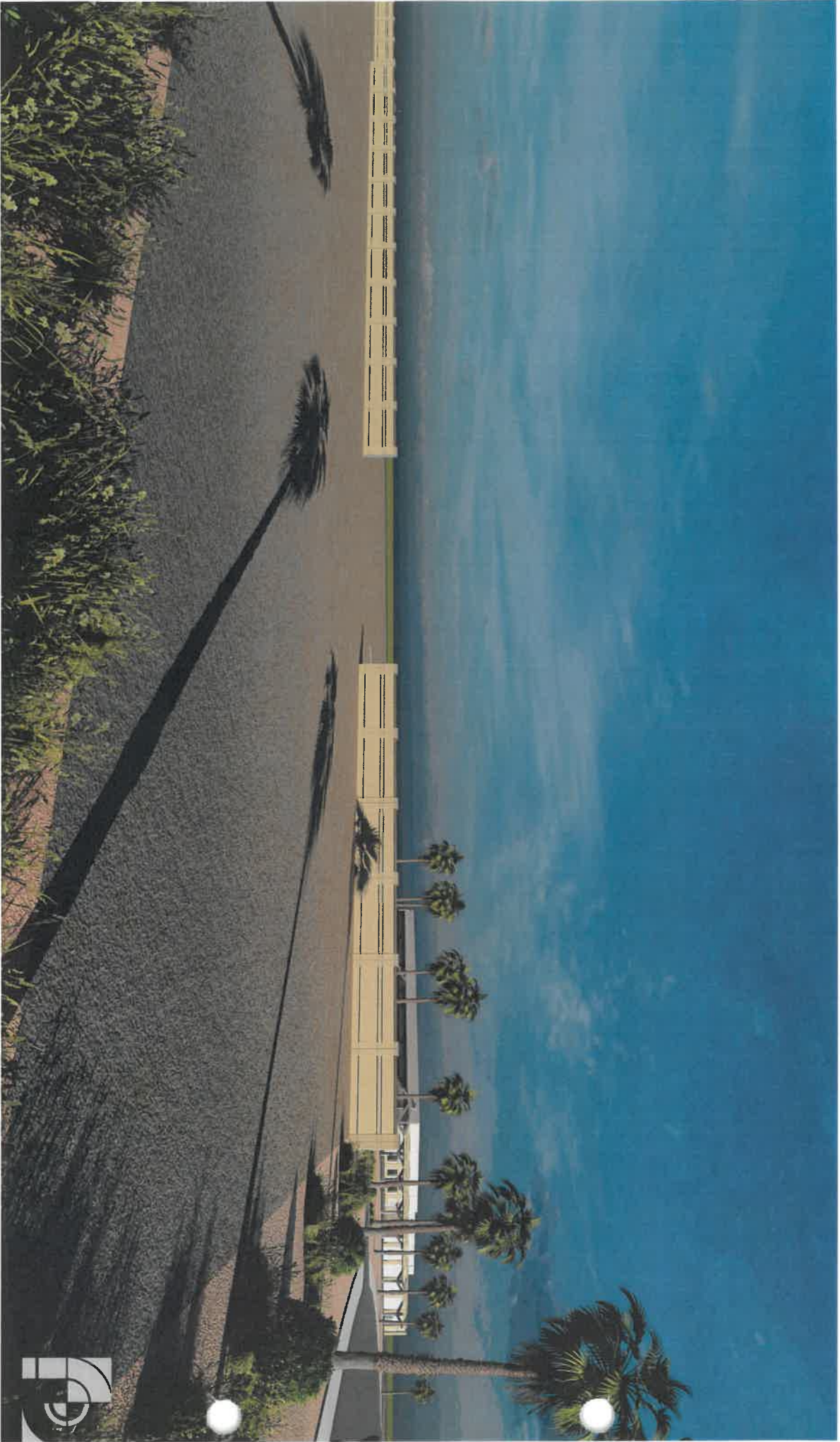
OFFICE OF COMPARATIVE EVALUATION	DATE
PROCESSED BY: JAM	08-04-2013
DATE SUBMITTED	06-26-2013
BY: J. J. BARNETT/CLM	12-13-2013
FOR EVALUATION	04-14-2012
PROJECT NO.: 04070-2-41	FILE NO.
C/CLERK: ALB	
C/COMPARATIVE	
C/CLERK BY:	
C/CLERK NO:	
COMMENTS: 2011	

A211

**Randall-Poulson Architects**  
New Orleans • Fort Lauderdale • Chicago

**verizon**<sup>✓</sup>  
LAS VEGAS BELMONT  
BELMONT AND NORTH LAS VEGAS BLVD  
LAS VEGAS, NV 89030



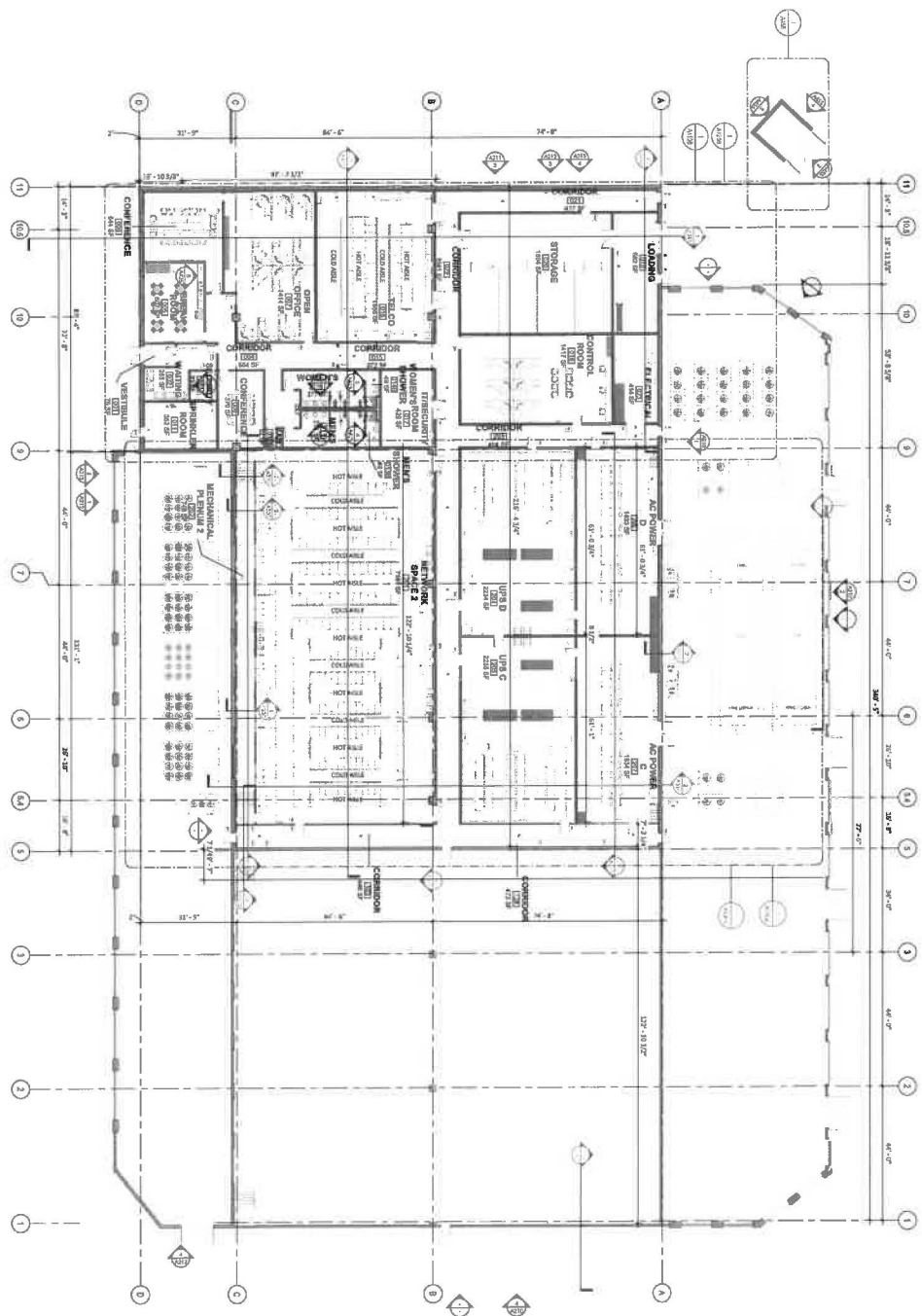


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- GENERAL NOTES**
1. ALL EXISTING WALLS ARE 12" THICK UNLESS NOTED OTHERWISE.
  2. ALL EXISTING WALLS ARE 12" THICK UNLESS NOTED OTHERWISE.
  3. UNLESS NOTED OTHERWISE, ALL EXISTING WALLS ARE 12" THICK UNLESS NOTED OTHERWISE.

**GENERAL NOTES**

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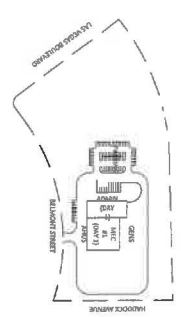
**OVERALL FLOOR PLAN**

Scale: 1/8" = 1'-0"

Drawing: A110  
Date: 01/11/10

**PARTIAL SYMBOLS & ABBREVIATIONS**

- | Symbol   | Description         |
|----------|---------------------|
| (Symbol) | NEW WORK            |
| (Symbol) | EXISTING            |
| (Symbol) | GLASS DOOR          |
| (Symbol) | DOOR NUMBER         |
| (Symbol) | ROOM NUMBER         |
| (Symbol) | REF. MARK           |
| (Symbol) | 2" MIN. EXIST. WALL |



PROJECT NO.	01/11/10
CLIENT	VERIZON WIRELESS
ARCHITECT	DLA ASSOCIATES CONSULTING ENGINEERS, P.C.
DATE	01/11/10
PROJECT NO.	01/11/10
CLIENT	VERIZON WIRELESS
ARCHITECT	DLA ASSOCIATES CONSULTING ENGINEERS, P.C.
DATE	01/11/10

**verizon**  
LAS VEGAS BELMONT  
BELMONT AND NORTH LAS VEGAS BLVD  
LAS VEGAS, NV 89030

**verizon**  
LAS VEGAS BELMONT  
MOBILE SWITCH CENTER  
Phone: 888-773-4141

**VERIZON WIRELESS**  
LAS VEGAS BELMONT  
MOBILE SWITCH CENTER  
Phone: 888-773-4141

**DLA ASSOCIATES**  
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11111 Las Vegas Blvd., Suite 1100  
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**benettspless**  
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Phone: 702-735-1111

**Randall Puckett Architects**  
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Las Vegas, NV 89135  
Phone: 702-735-1111



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 1:12.5 ORIGINAL

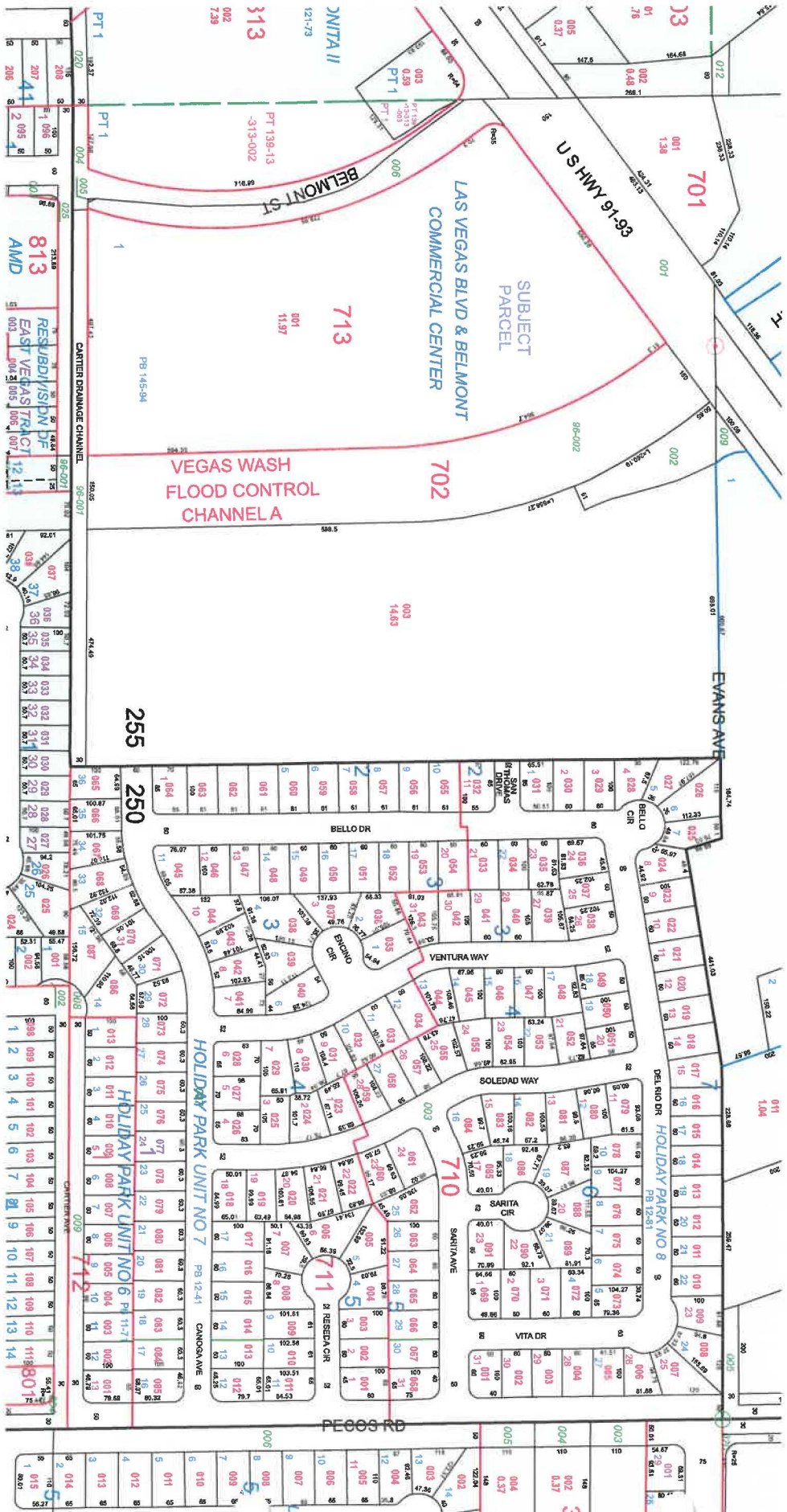
### MAP LEGEND

- PARCEL BOUNDARY
- SUB BOUNDARY
- PAID BOUNDARY
- ROAD EASEMENT
- MATCH / LEADER LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- HISTORIC PAID BOUNDARY
- SECTION LINE
- CONDOMINIUM UNIT
- AIR SPACE PCL
- RIGHT OF WAY PCL
- SUB-SURFACE PCL
- 001 PARCEL NUMBER
- 1000 ACRES
- 202 PARCEL SUBSEQUENCE NUMBER
- FB 24-45 PLAT RECORDING NUMBER
- 5 LOT NUMBER
- 63.5 GOV. LOT NUMBER

BOOK	T20S R61E	SEC	13	MAP	N 2 SE 4	139-13-7
125 124	123 12	1	2	3	4	
136 139	140 14	5	6	7	8	
163 162	161 16	9	10	11	12	

Scale: 1" = 200'	Rev: 1/8/2019
1	2
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CLARK COUNTY	NEWADA
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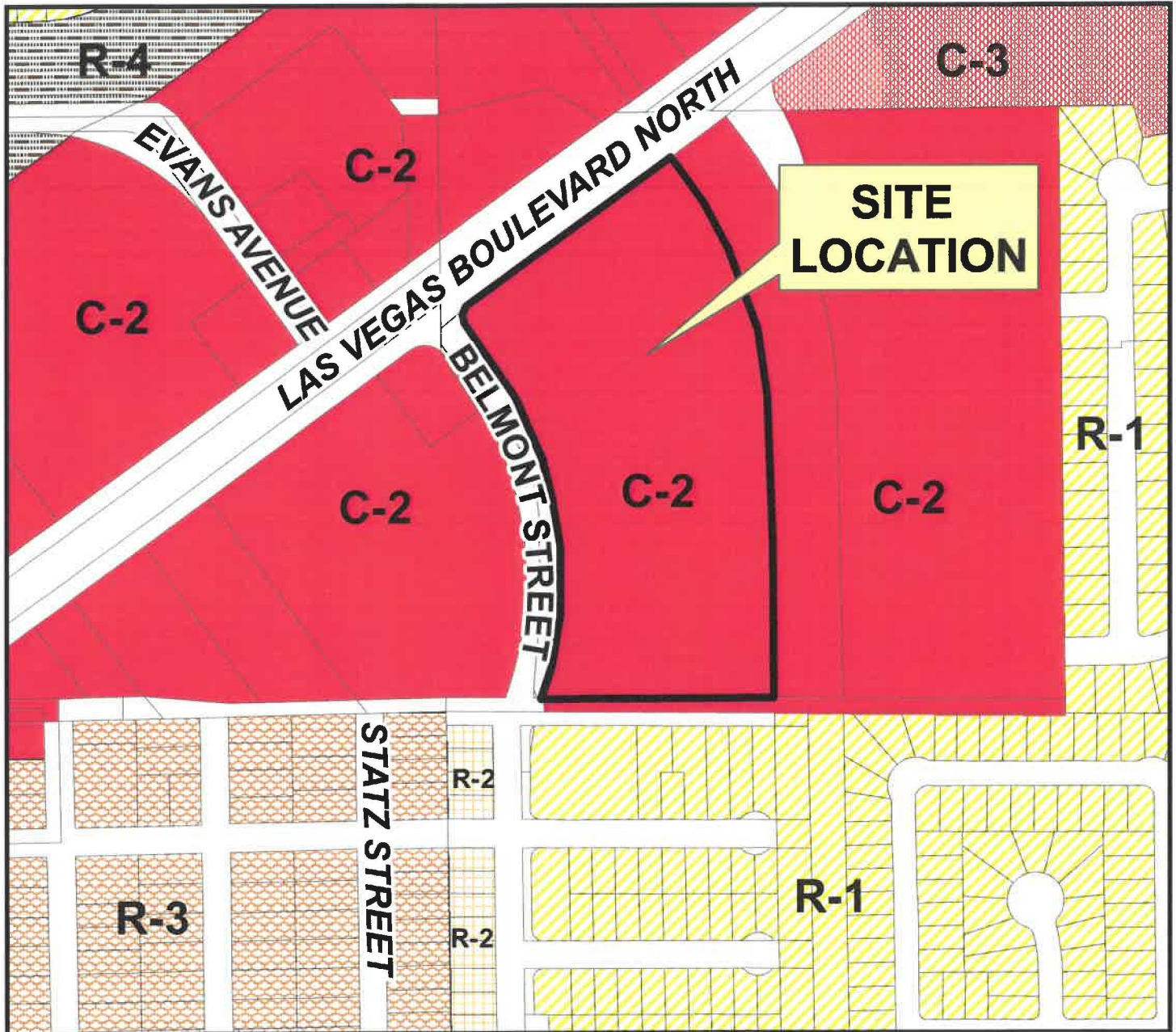
TAX DIST 250.255





# THE CITY OF NORTH LAS VEGAS

## Location & Zoning Map



Applicant: Cellco Partnership, LLC.  
Application Type: Special Use Permit  
Request: To Allow a Public Utility Building, Structure or Equipment  
Project Info: Southeast corner of Las Vegas Boulevard North  
and Belmont Street  
Case Number: SUP-23-2022

5/19/2022

