

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

FROM: CLARK COUNTY DEPARTMENT OF AVIATION

APPLICATION: WAV-000003-2020

PROJECT: SCOTT ROBINSON APARTMENTS – 380 MFU

LOCATION: 139-04-418-001

**MEETING DATE: NOVEMBER 12, 2020, PLANNING COMMISSION AND
CORRESPONDING DECEMBER 2, 2020, CITY COUNCIL
MEETINGS**

COMMENTS:

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 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 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.

**KAEMPFER
CROWELL**

ATTORNEYS AT LAW

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Fax: 775.882.0257

18:38

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

**Re: Justification Letter – Parking Waiver
Craig and Clayton
APN: 139-04-418-001**


To Whom It May Concern:

This firm represents SRB Living, LLC (the “Applicant”) in the above referenced matter. The proposed project is located on approximately 18.39 acres near the northeast corner of Clayton Street and Coralie Avenue one block south of Craig Road (the “Property”). The Property is more particularly described as Assessor’s Parcel Number 139-04-418-001.

The subject Property will be conveniently located in the central part of North Las Vegas. It will be just south of the Craig Road Walmart and in the middle of more than 100,000 square feet of retail shopping, countless services, an endless variety of restaurants both sit down dining and fast food, and near the Cannery Casino. The Property is currently zoned C-2. The Applicant recently obtained approval for a re-zoning to R-3 (ZN-05-2020) and a Comprehensive Plan Amendment to Mixed-Use Commercial (AMP-07-2020) to allow for a multi-family development on the Property. This request is to move forward with the pending site development plan review (SPR-02-2020) and to add a corresponding parking waiver.

The Applicant is requesting a parking waiver to allow for 685 parking spaces where 803 parking spaces are required to accompany the previously held site development plan review. The proposed 380 apartment complex consists of 132 one-bedroom units, 220 two-bedroom units, and 28 three-bedroom units. According to Title 17.24.140 of the CNLV Municipal Code, the parking requirements for this development would require a 2.42 parking demand ratio to be supplied. As explained in the attached Parking Study, prior parking studies in the area noted maximum nighttime parking ratio demands were substantially below this amount as well as below the 1.79 parking ratio proposed by this project.

The Applicant is providing 63 bicycle parking spaces where only 20 are required, an increase of over 100%, as a compensating benefit for the waiver request. The Applicant is also exceeding open space by 5,959 square feet thereby increasing the number of pedestrian



amenities. An updated open space plan is being provided as part of this waiver request. The original site plan submitted with the site development plan review included 97,521 square feet of open space. The Applicant is now providing a total of 157,595 square feet of open space.

Additionally, the Applicant is providing the following overall sustainability benefits to support the project as a whole:

1. Incorporation of crime prevention through environmental design features, including surveillance through windows of units and the Clubhouse overlooking sidewalks and parking lots.
2. The project is located within one-quarter mile from an existing commercial development (WalMart North Mesa Plaza).
3. The project is located within one-quarter mile from an existing school (Richard Priest Elementary School).

We respectfully request consideration and approval of this request. 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

/s/ Robert J. Gronauer

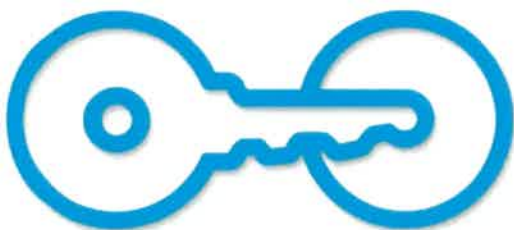
Robert J. Gronauer

CUSTOM RACKS AVAILABLE

Hoop Rack



*Optional Lean Bar available upon request.



The Hoop Rack is a proven design that provides high security and easy bike parking. The Hoop Rack uses thick pipe construction and the full radius of the bend makes the Hoop an attractive and functional bike rack. The Hoop Rack supports the bicycle at two points and allows for the wheel and frame to be secured using a u-style bike lock. Each Hoop Rack parks two bikes.

American Bicycle Security Company

P.O. Box 7359

Ventura, CA 93006

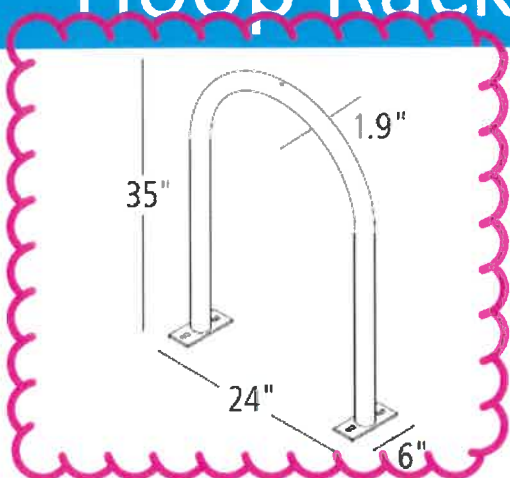
Ph: (800) 245-3723 or (805) 933-3688

Fax: (805) 933-1865

www.ameribike.com

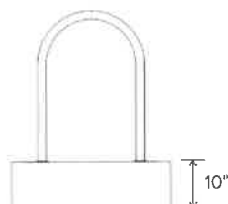
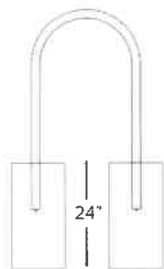
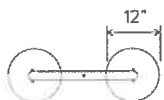
Email: turtle@ameribike.com

Hoop Rack



IN-GROUND MOUNT

SURFACE MOUNT



RAIL MOUNT



Example of rack in use

Product Hoop Rack

Capacity 2 Bikes

Materials 1.5" Schedule 40 pipe (1.9" OD)

Finishes Standard options: Galvanized Or Powder Coated



RAL 9005	Flat Black	RAL 9003	RAL 2004	RAL 1023	Bright Yellow
RAL 6016	RAL 6018	RAL 6005	RAL 5005	RAL 5015	Purple
RAL 7011	RAL 7042	RAL 9007	RAL 1001	RAL 8014	Bronze
RAL 3003	RAL 3005				

Also available in PVC, Thermoplastic, or Stainless steel upon request.

Installation Methods

In ground mount is embedded into concrete base. Specify in ground mount for this option.

Foot Mount has two 2.5"x6"x.25" feet with two anchors per foot. Specify foot mount for this option.

Rail Mounted Hoops are bolted to two parallel rails which can be left freestanding or anchored to the ground. Rails are heavy duty 3"x1.4"x3/16" thick galvanized mounting rails. Specify rail mount for this option.

Space Use & Setbacks

Wall Setbacks:

For racks set parallel to a wall:

Minimum: 24"

Recommended: 36"

For racks set perpendicular to a wall:

Minimum: 28"

Recommended: 42"

Distance Between Racks:

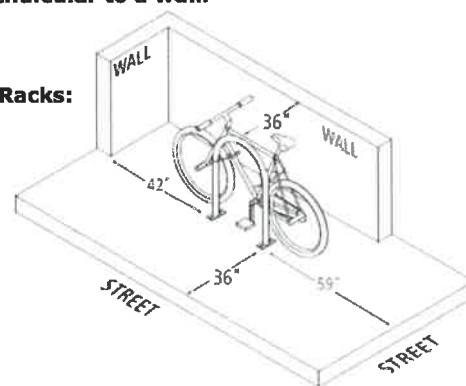
Minimum: 24"

Recommended: 36"

Street Setbacks:

Minimum: 24"

Recommended: 36"



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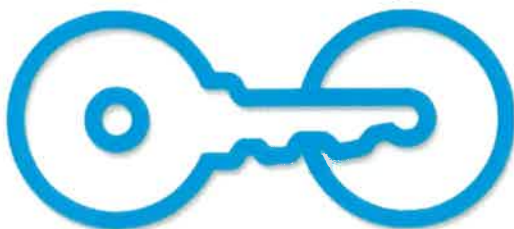
Ventura, CA 93006

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Hoop Rack

Surface Mounted Installation



*Tools Needed for Installation

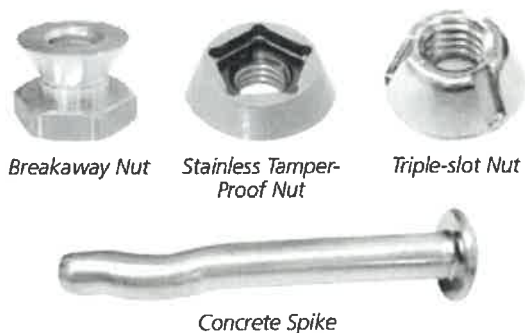
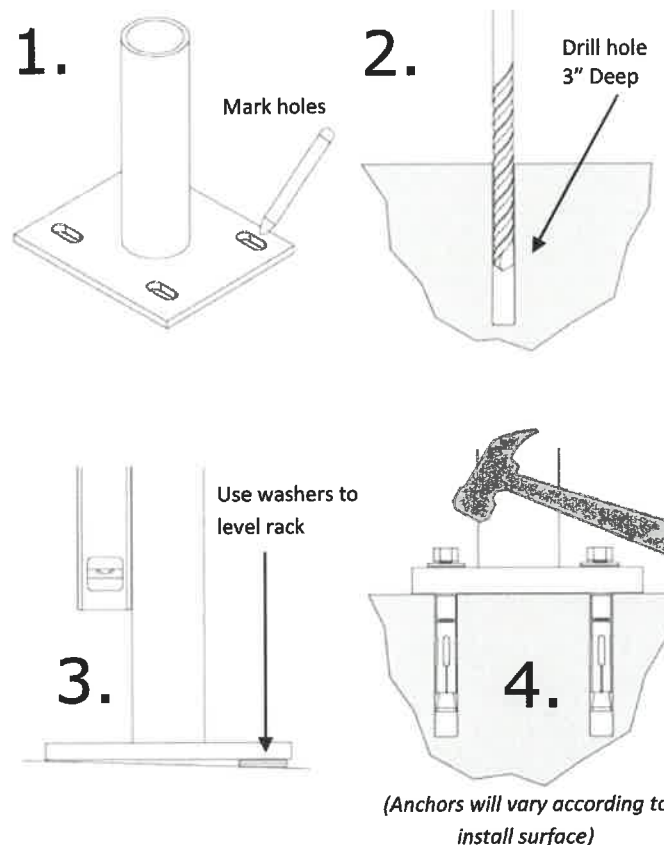
- Tape Measure
- Marker or Pencil
- Masonry Drill Bit
- Drill (*Hammer drill recommended*)
- Hammer
- Wrench 9/16"
- Level

Recommended Base materials:

Solid concrete is the best base material for installation. To ensure the proper anchors are shipped with your rack, ask your American Bicycle representative which anchor is appropriate for your application. Be sure nothing is underneath the base material that could be damaged by drilling.

Installation:

3/8" anchors are shipped with the rack. Place the rack in the desired location. Use a marker or pencil to outline the holes of the flange onto the base material. Drill the holes in accordance with the specifications shipped with the anchors. Make sure the holes are at least 3" away from any cracks in the base material. Use washers to level rack if necessary. Tap in anchors and follow your specific anchor instructions provided with the rack.

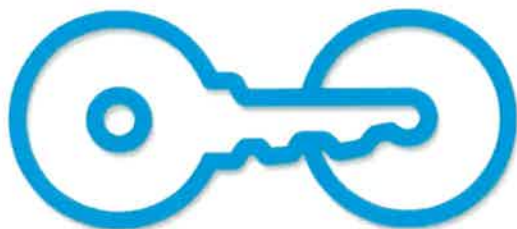


Tamper Resistant Hardware

The concrete spike is a permanent anchor. The top of the wedge anchor can also be pounded sideways after installation so that it cannot be removed. Other tamper resistant fasteners are also available for purchase.

When using the special tamper resistant nuts, always set and first tighten the anchors. Once the rack is installed, replace two nuts from the bracket (opposite sides from each other) with the tamper resistant fastener.

DO NOT OVERTIGHTEN the tamper resistant nut.



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Hoop Rack

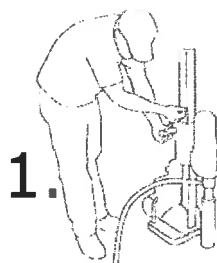
In-Ground Mounted Installation



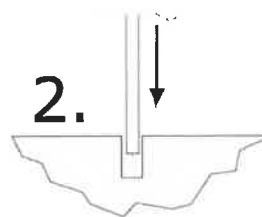
*Tools Needed for Installation

- Level
- Cement mixing tub
- Shovel
- Trowel
- Hole coring machine with 4" bit
- Access to water hose
- Materials to build brace

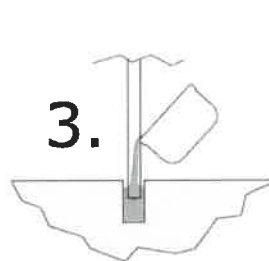
Installing into Existing Concrete



1. Core holes no less than 3" diameter (4" recommended) & no less than 10" deep into surface



2. Place rack into holes, making sure it is level



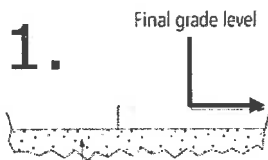
3. Fill holes with epoxy grout. 32" of the bike rack should remain above surface.



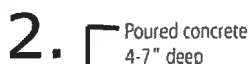
4. Make sure rack is level & held in place until the grout has completely set.

*An easy way to brace the rack while the grout sets is to bolt two 1x4" boards together at one end and clamp them onto the legs of the rack like a clothes pin.

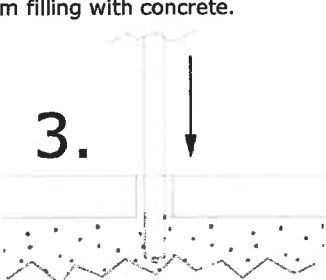
Installing into New Concrete



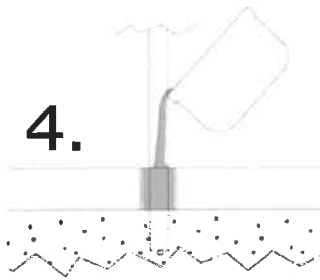
1. Place corrosion resistant sleeve (min. 3" inside diameter) in sand pour bed in exact location where rack will be installed. Make sure top of sleeve is at same level as desired finished concrete surface. Fill sleeve with sand to keep it in place and prevent it from filling with concrete.



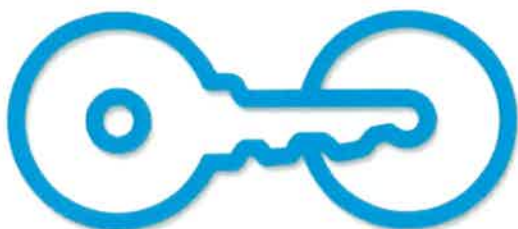
2. Pour concrete & allow to cure.



3. After curing, dig out sand from sleeves & insert racks, making sure they are level & at the appropriate height.



4. Place racks in holes, making sure it is level.



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Hoop Rack

Rail Mounted Installation



*Tools Needed for Installation

- 9/16" socket set
 - (2) 4"x4"x28" (or larger) blocks
 - (4) bolts, nuts & washers for each rack.
- If using tamper resistant nuts, install two tamper-resistant & two standard nuts with each rack.*

Installation Steps:

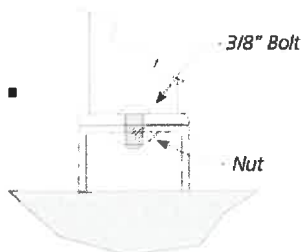
1.

Lay out the two channel beams where the rack will be placed. Place both beams on top of the two blocks of wood so that the open part of the channel faces the ground.

2.

Place racks on beams so holes in rack flanges line up with beam slots.

3.



4.



Put bolts through Hoop Rack flange holes & beams so bolt head faces up. **HAND** tighten the nuts using new flange nuts.

Once nuts are on, tip assembled rack over & use a 9/16" socket to tighten nuts. Before tightening nuts, make sure the racks are straight on beams. *If using tamper resistant nuts, use access tool to tighten nuts. Do not over tighten the tamper resistant nuts.* Tip rack upright.

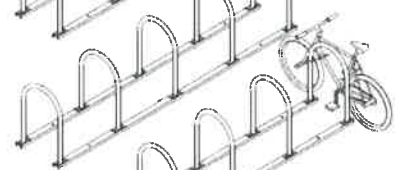
3 Hoops
76" Long
Parks 6 Bikes



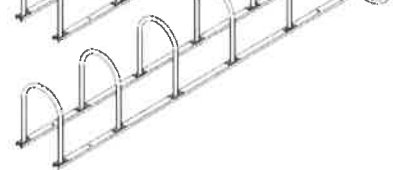
4 Hoops
108" Long
Parks 8 Bikes



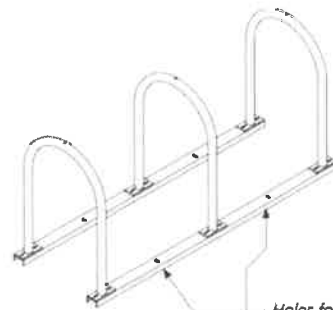
5 Hoops
146" Long
Parks 10 Bikes



6 Hoops
181" Long
Parks 12 Bikes

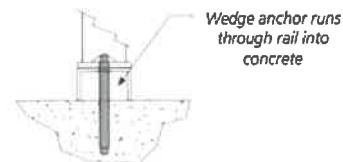


Anchoring Rails:



To anchor the rails to concrete, place 3.75" wedge anchor through holes in the rail into the concrete. Secure with nut.

-- Holes for mounting to surface (if necessary)



Wedge anchor runs through rail into concrete

American Bicycle Security Company

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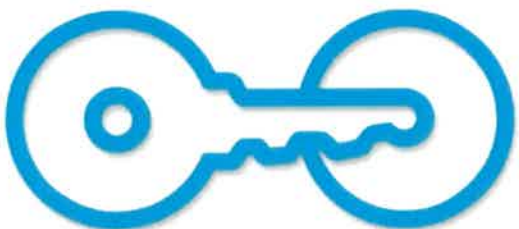
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NOTES

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USE THIS SCALE/FEE WHEN MAP REDUCED FROM 11X17 ORIGINAL.

- MAP LEGEND**
- PARCEL BOUNDARY
 - SUB BOUNDARY
 - PMAD 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
 - 001 PARCEL NUMBER
 - 100 ACREAGE
 - 202 PARCEL SUBSECT NUMBER
 - PG 24-48 PLAY RECORDING NUMBER
 - 5 BLOCK NUMBER
 - 5 LOT NUMBER
 - 001 ROAD PARCEL NUMBER
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 - 5 LOT NUMBER

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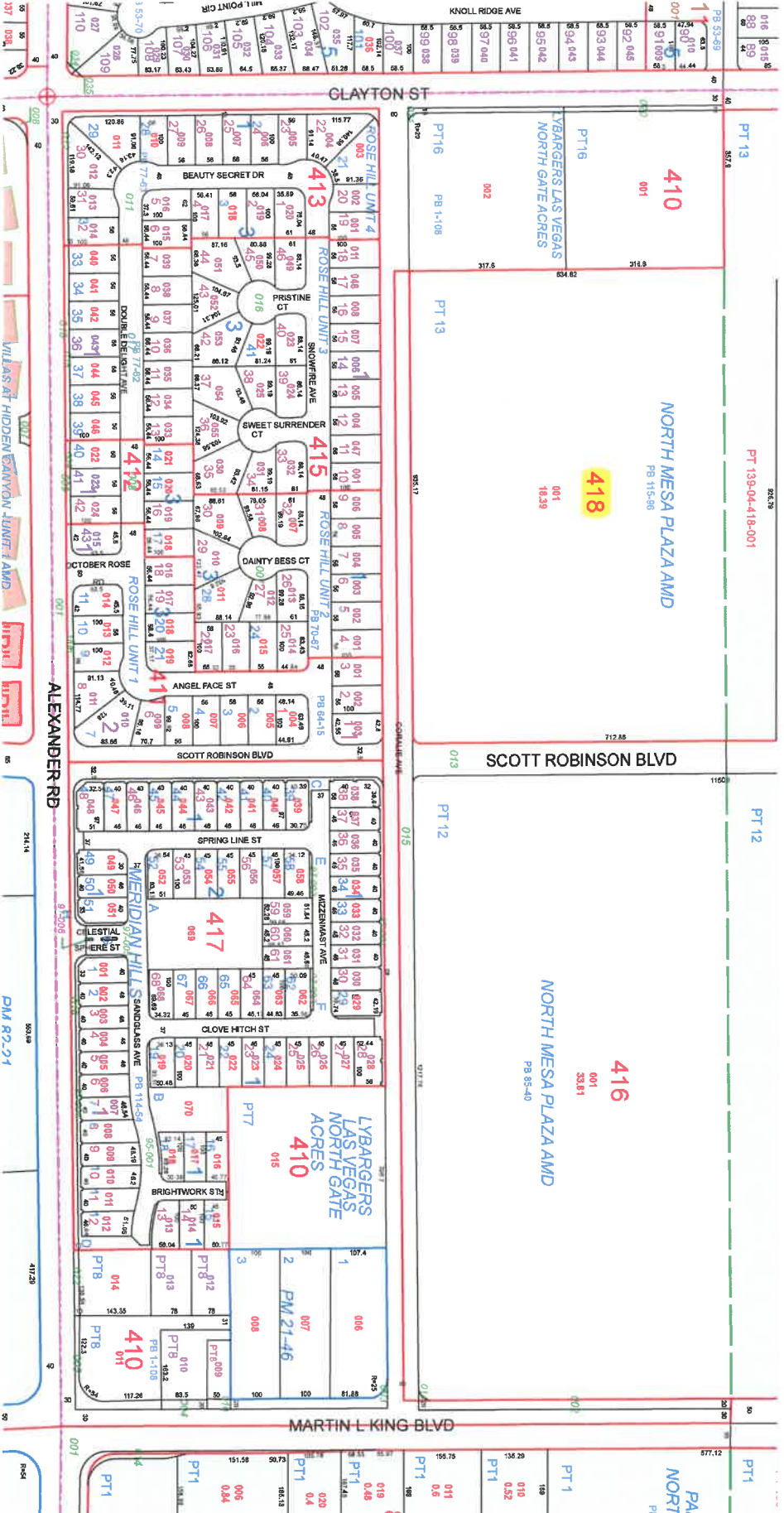
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TAX DIST 250

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- 001 ROAD PARCEL NUMBER
- 001 PARCEL NUMBER
- 001 ACRES
- 002 PARCEL SUBSEC NUMBER
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- 004 BLOCK NUMBER
- 005 LOT NUMBER
- 006 GOV LOT NUMBER

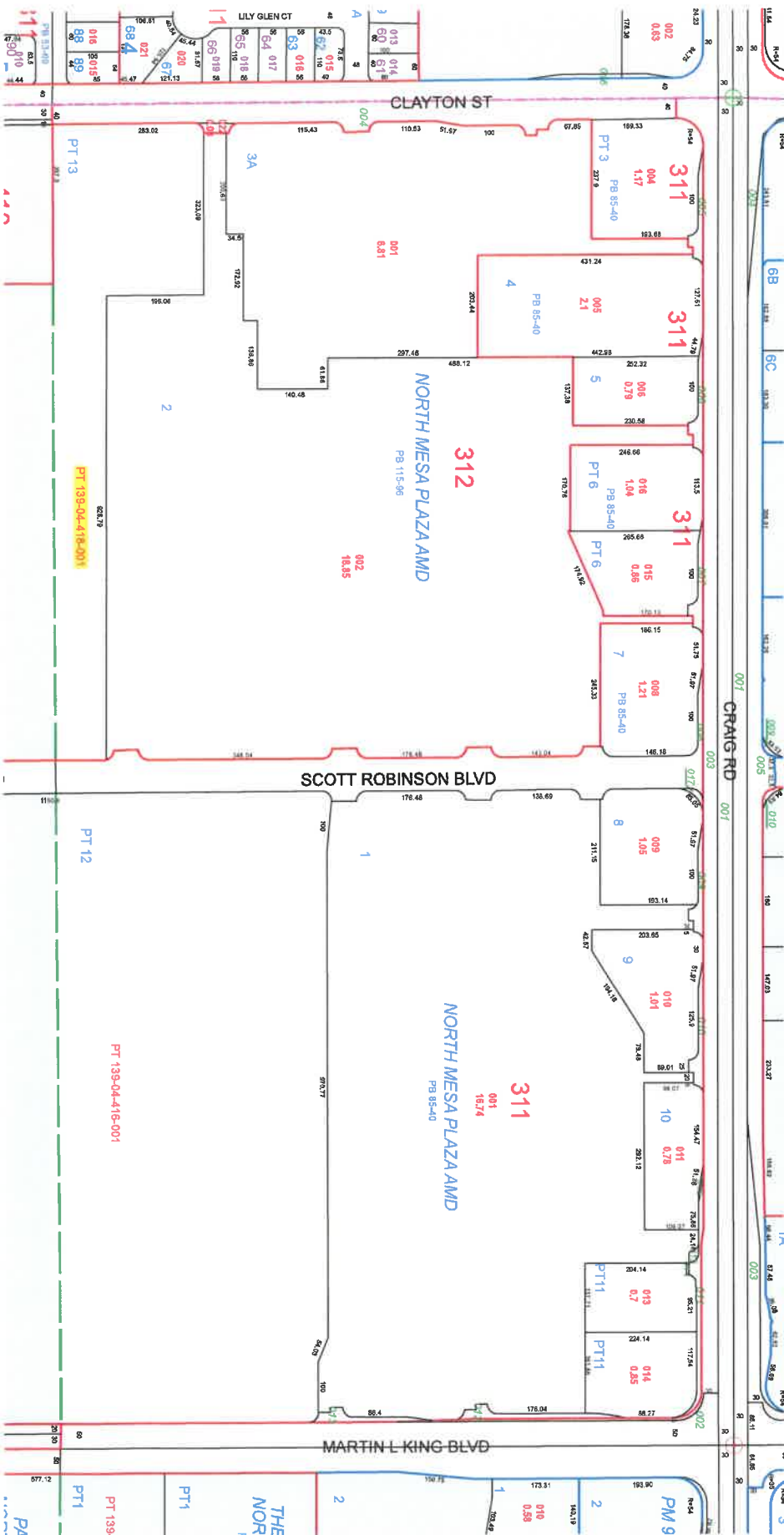
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ASSESSOR'S PARCELS - CLARK COUNTY, NV.
 Briana Johnson - Assessor

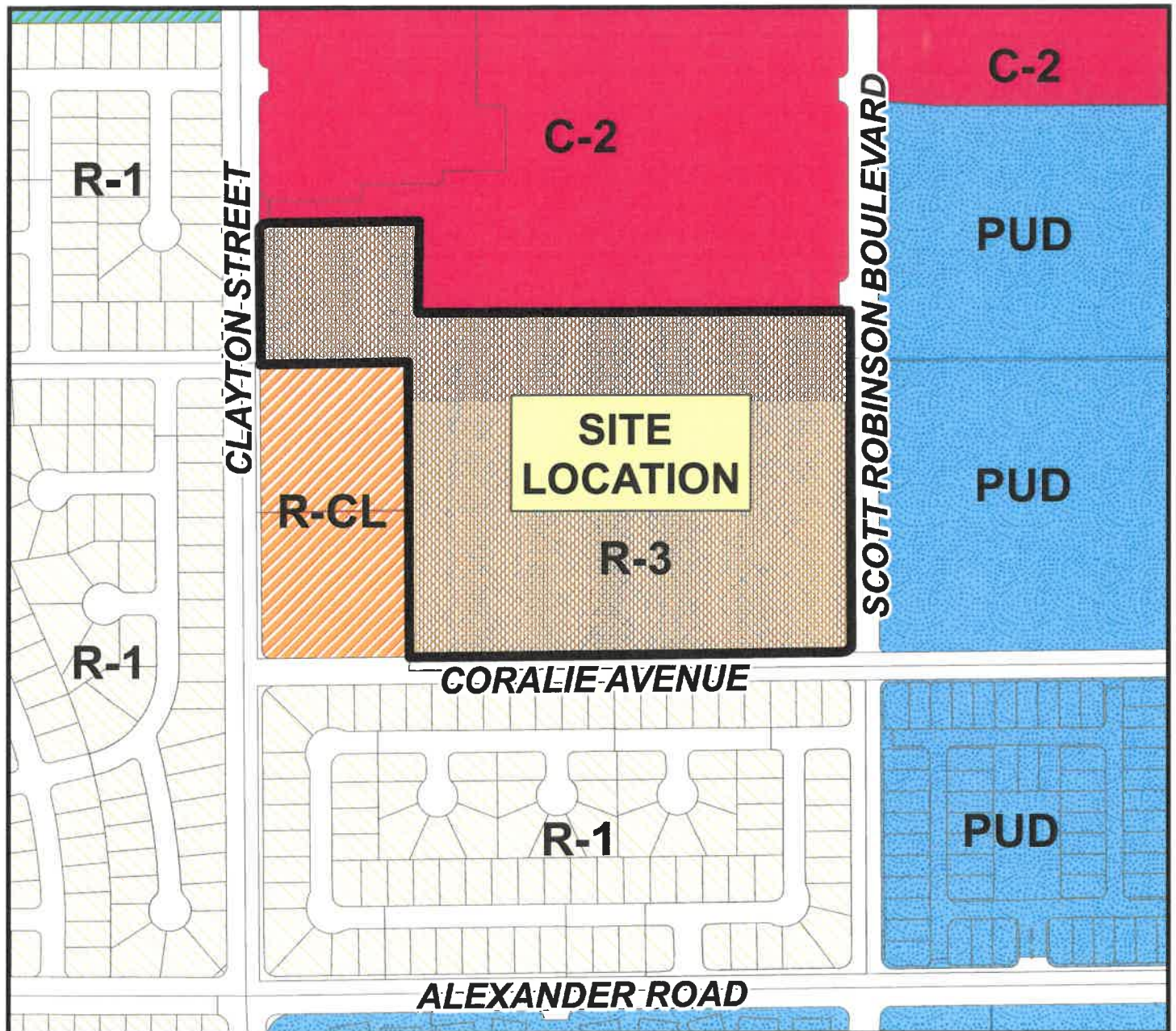


TAX DIST 250



THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: SRB Living, LLC
Application: Waiver
Request: To Allow for 685 Parking Spaces Where 803 Parking Spaces are Required
Project Info: Northwest corner of Coralie Avenue and Scott Robinson Boulevard
Case Number: WAV-03-2020

10/7/2020

