

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 02-2021 **Carey & Revere Retail Building**
Date: March 22, 2021

The Department of Public Works recommends that this item comply with the conditions of approval for ZN 13-20.

Robert Weible, Land Development Project Leader
Department of Public Works

ORDINANCE NO. 3044

AN ORDINANCE RELATED TO ZONING; RECLASSIFYING APPROXIMATELY 1.22 ± ACRES IN THE ZONING MAP OF NORTH LAS VEGAS FROM THE R-1, SINGLE-FAMILY LOW DENSITY DISTRICT TO A PUD / PID, PLANNED UNIT DEVELOPMENT DISTRICT / PLANNED INFILL DEVELOPMENT DISTRICT (ZN-13-2020, CAREY AND REVERE RETAIL BUILDING), CONSISTING OF ONE 8,384 SQUARE FOOT RETAIL BUILDING, FOR PROPERTY LOCATED AT THE NORTHEAST CORNER OF CAREY AVENUE AND REVERE 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. 3044, the following described parcel of land shall be reclassified as follows:

That portion of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section 15, Township 20 South, Range 61 East, M.D.M., Clark County, Nevada described as follows:

The South 280 feet measured along the section line and the West 280 feet measured along the Section line of the Southwest Quarter (SW 1/4) of Section 15, Township 20 South, Range 61 East, M.D.M. in the City of North Las Vegas, County of Clark, State of Nevada.

EXCEPTING THEREFROM the South 30 feet as conveyed to Clark County by Grant Deed recorded August 01, 1956 in Book 103 as Document No. 85259, Official Records, Clark County, Nevada.

FURTHER EXCEPTING THEREFROM the North 20 feet of the South 50 feet as conveyed to the City of North Las Vegas by Grant Deed recorded February 18, 1964 in Book 515 as Document No. 414494, Official Records, Clark County, Nevada.

FURTHER EXCEPTING THEREFROM that portion of land as conveyed to the City of North Las Vegas by Deed recorded October 27, 1981 in Book 1480 as Document No.

1439213, Official Records, Clark County, Nevada.

FURTHER EXCEPTING THEREFROM the West 30 feet as conveyed to the City of North Las Vegas by Grant Deed recorded August 08, 1995 in Book 950808 as Document No. 01448, Official Records, Clark County, Nevada.

FURTHER EXCEPTING THEREFROM that portion of land as conveyed to the City of North Las Vegas by Grant Deed recorded April 02, 2003 in Book 20030402 as Document No. 00994, Official Records, Clark County, Nevada.

FURTHER EXCEPTING THEREFROM that portion of land as conveyed to the City of North Las Vegas by Grant Deed recorded September 16, 2003 in Book 20030916 as Document No. 01159, Official Records, Clark County, Nevada.

SECTION 2: The Planned Unit Development District / Planned Infill Development District (PUD / PID) 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. A minimum of 10 feet of landscaped buffer shall be provided between the commercial development and the adjacent residential homes to the north and east. The buffer shall contain at a minimum a double offset row of trees planted 20 feet on center.
3. Fast food restaurants with drive-thru and convenience stores shall be prohibited.
4. 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.
5. Approval of a drainage study is required prior to submittal of the civil improvement plans.
6. Approval of a traffic study or traffic study waiver is required prior to submittal of the civil improvement plans. Please contact Traffic Engineering at 633-2676 to request a scope.
7. 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. Conformance may require modifications to the site.

8. Commercial driveways are to be constructed in accordance with Clark County Area Uniform Standard Drawing numbers 222.1, including throat depths, and 225, with minimum widths of 32 feet as measured from lip of gutter to lip of gutter.
9. The existing bus stop on Revere Street shall be relocated south of the proposed driveway. ROW dedication and construction of a new bus stop shall be completed per Clark County Area Uniform Standard Drawing number 234.2.
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.

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 _____ day of _____, 2020.

AYES:

NAYS:

ABSENT:

APPROVED:

JOHN J. LEE, MAYOR

ATTEST:

CATHERINE A. RAYNOR, MMC
CITY CLERK



2580 St. Rose Parkway, Suite 305,
Henderson, NV 89074
Tel.: (702) 719-2020 Fax: (702) 269-9673
Gary L. Carlson, Architect (License No. 1859)
Sheldon Colen, Architect (License No. 7701)

March 1, 2021

Land Development and Community Service Department
2250 Las Vegas Blvd., North
North Las Vegas, NV 89030

RE: Letter of Intent for proposed Commercial Building at W. Carey Ave. and Revere St.

Please accept this letter of intent for the proposed construction of a neighborhood commercial building located on the northeast corner of W. Carey Ave. and Revere St. (APN: 139-15-401-006). Through this submittal, we respectfully request your approval of the attached Final Development Plan.

The proposed building has a gross square footage of 8,384 square feet and stands 28'-8" tall. The design intent, color scheme, and finishes are to harmoniously blend with the ongoing new construction in the Las Vegas Valley and create a welcoming environment for the surrounding community to gather in. The site is accessible from W. Carey Ave. and Revere St. via 35-foot driveways, as well as ADA compliant pedestrian walkways.

Where 34 parking spaces are required, a total of 55 parking spaces are provided including 2 car accessible and 1 van accessible space. Two bike racks are also being provided, one on each side of the building. All parking can be easily accessed by customers and employees via walkways located at the building entrances. As shown on site plan, all parking is to be illuminated by new 20-foot-tall shielded down-light posts to eliminate any light pollution outside of the site, to comply with City of North Las Vegas regulations. Additional wall mounted lighting is provided along the perimeter of the building which will help illuminate the walkways surrounding the building, making this building a safe and illuminated environment.

Adequate landscape is being provided in the form of right of way buffers, terminal islands, and landscape fingers at parking stalls. Where a 20 foot landscape buffer with a single row of trees is required along the north and east property line, 10 foot buffers are provided with double rows of Mondell Pine Trees for a more dense screen between adjacent residences and proposed building. All plants being used are low maintenance, low water, and native to Southern Nevada, complying with the regional SNRPC plant list.

The proposed trash enclosure is located on the west side of the site. It will be constructed of 6-foot-high CMU walls wrapped with stucco to match the building's finish. A solid cover over the trash enclosure will also be provided which consists of tube steel beams and columns with corrugated metal sheets to compliment the building's design. Landscaping will be provided surrounding the enclosure for screening purposes, although still illuminated by a light pole to keep it safe for employees and away from vandalism.

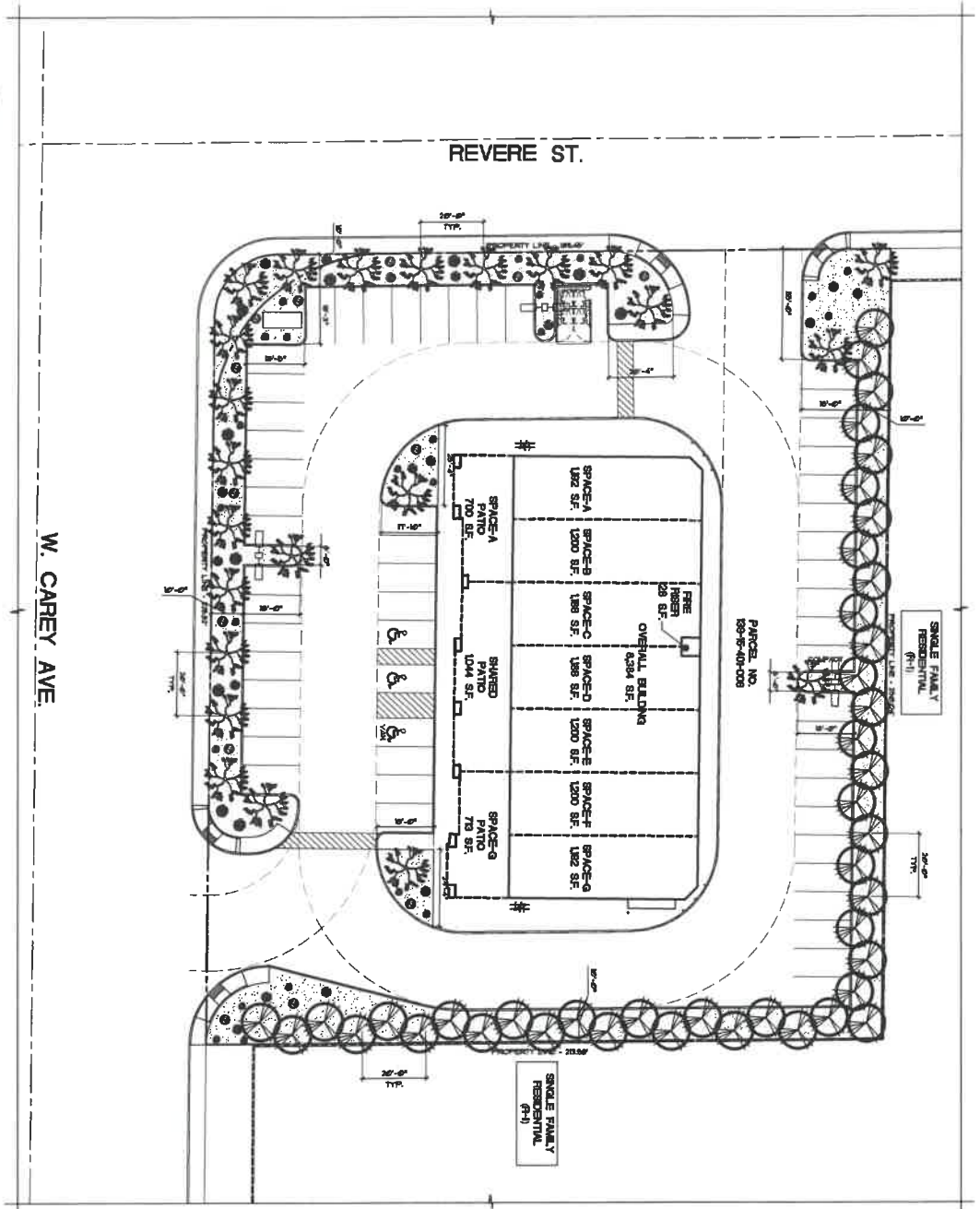
We feel that this restaurant building will attract new businesses to the area, which in return will create employment opportunities for the community. With these items in mind we respectfully ask for your approval recommendation for this project.

Thank you,

Sergio A. Comparan
SCA Design



APN: 139-15-401-006



LANDSCAPE LEGEND

All items subject to availability. For more information, visit [www.elsevier.com/locate/locate](http://www.elsevier.com/locate/locate/locate).[illegible]

SCALE: 1/16"=1'-0"
03.01.2021
19201

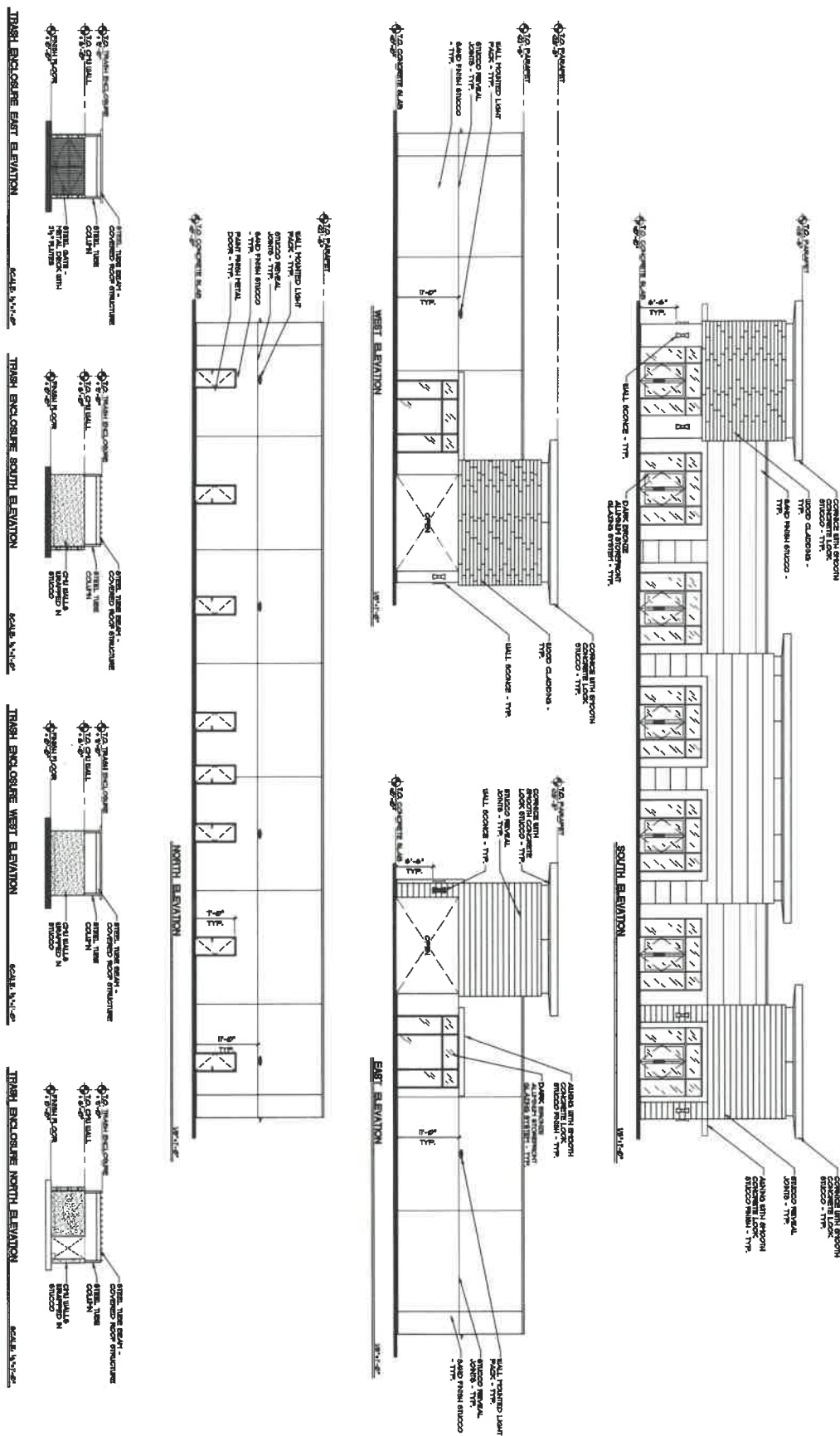
LANDSCAPE PLAN



APN: 139-15-401-006

EXTERIOR ELEVATIONS

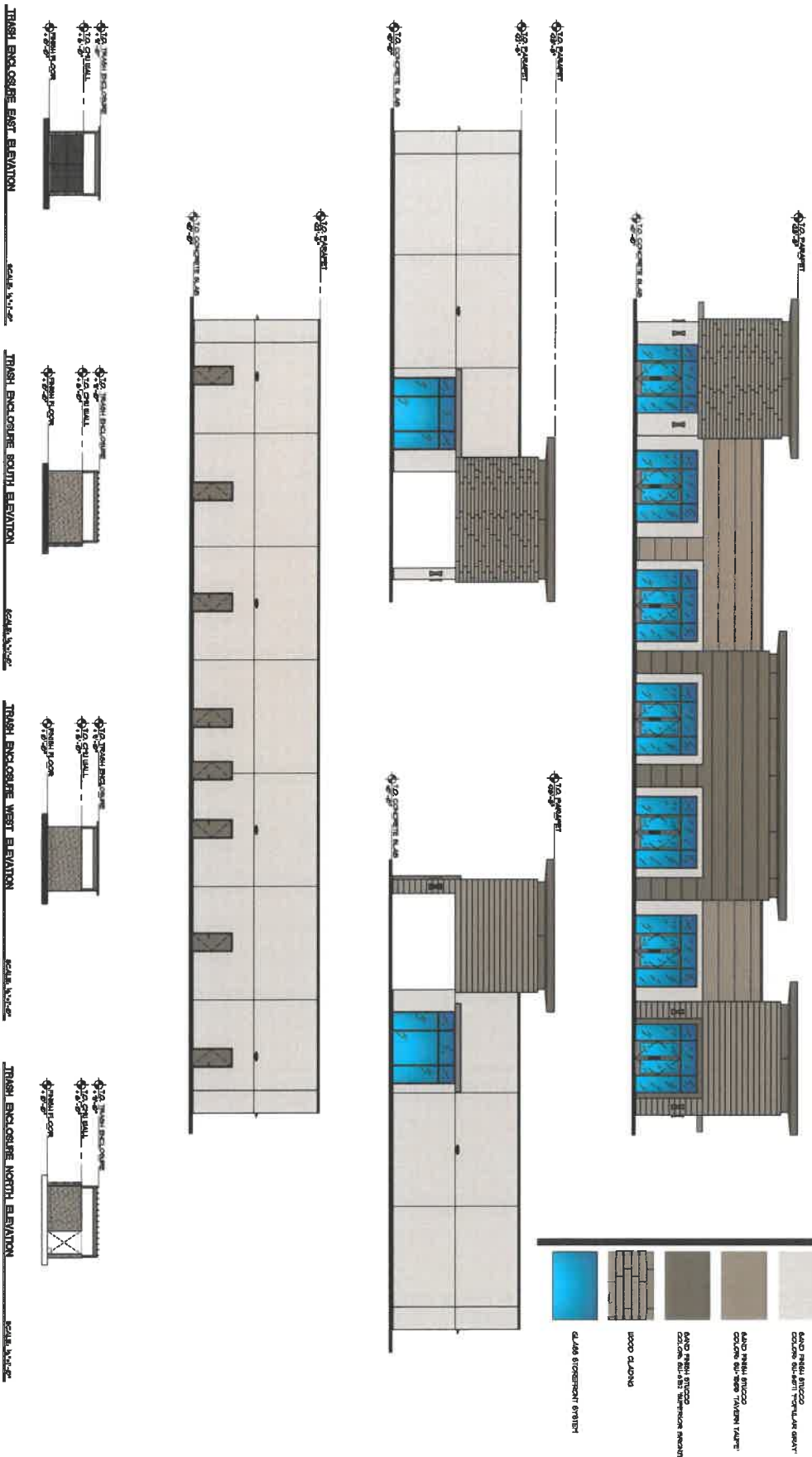
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19201





APN: 139-15-401-006

A2.2



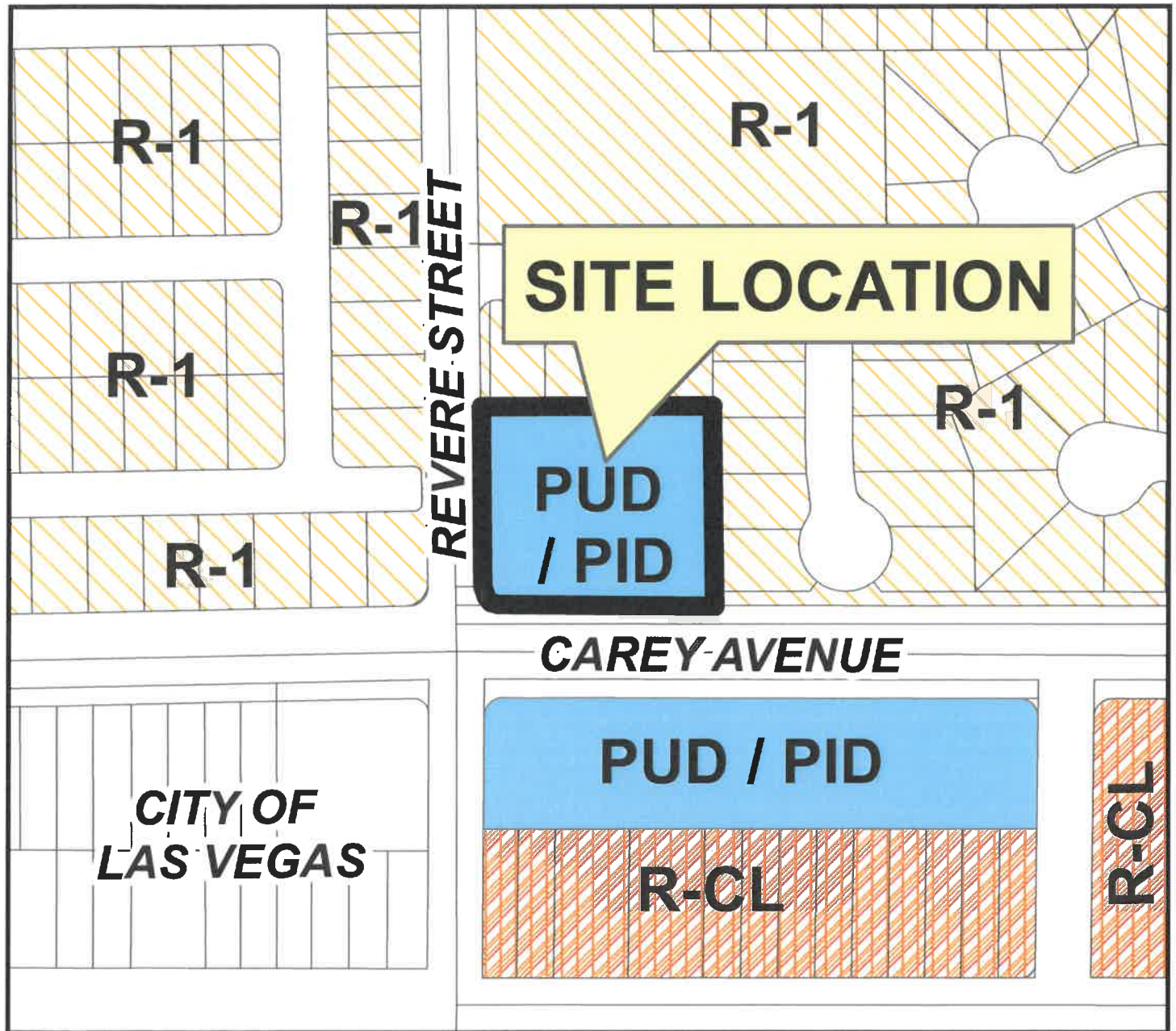
SCALE: 1/8"=1'-0"
03.01.2021
19201

COLORED EXTERIOR ELEVATIONS



THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: LF Investments, LLC.
Application: Final Development Plan
Request: To Develop a Retail Commercial Building
Project Info: Northeast corner of Revere Street and Carey Avenue
Case Number: FDP-02-2021

3/24/2021

