

## **ORDINANCE NO. 1411**

AN ORDINANCE RELATED TO ZONING; AMENDING SECTION 010 OF CHAPTER 16 OF TITLE 17 OF THE NORTH LAS VEGAS MUNICIPAL CODE OF THE CITY OF NORTH LAS VEGAS BY RECLASSIFYING A CERTAIN PROPERTY THEREIN FROM R-E TO PUD (ZN-34-97) GENERALLY LOCATED ON THE NORTHWEST CORNER OF TROPICAL PARKWAY AND LOSEE ROAD; AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

**WHEREAS**, the amendment 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 Paragraphs 1 and 2 of Subsection E of Section 20 of Chapter 28 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. 1411 the following described parcel of land shall be reclassified as follows:

R-E RANCH ESTATES DISTRICT TO A PUD PLANNED UNIT DEVELOPMENT DISTRICT(ZN-34-97), the following property described to wit:

Legally described the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section 26, Township 19 South, Range 61 East, M.D.M.

**SECTION 2: NON-INFRINGEMENT OF RIGHTS.** The City Council of the City of North Las Vegas has been informed by its Legal Department 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 3: 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 4: 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 5: 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 June, 2000.

AYES: Mayor Montandon, Mayor Pro Tempore Robinson  
Council Members Rhodes, Smith and Buck

NAYS: None

ABSENT: None

APPROVED:



MICHAEL L. MONTANDON, MAYOR

ATTEST:

  
EILEEN M. SEVIGNY, 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-08-2021 **Tropical Losee Animal Hospital**  
Date: August 09, 2021

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. 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.
4. Dedication and construction of the following streets and/or half streets is required per the *Master Plan of Streets and Highways* and/or *City of North Las Vegas Municipal Code* section 16.24.100:
  - a. Losee Road (sidewalk, street lights)
5. The property owner is required to grant a public pedestrian access easement for sidewalk located within a common element when that sidewalk is providing public access adjacent to the right-of-way.
6. The property owner is required to grant roadway easement(s) for commercial driveways.
7. Property owner to grant a 5' PUE along property boundary adjacent to public right of way.
8. A revocable encroachment permit for landscaping within the public right of way is required.
9. The developer must provide a copy of the Covenants, Conditions, Restrictions and Easements that will establish the provisions for cross access, surface and/or underground drainage facilities, utilities crossing property lines, and the development and maintenance of the property improvements. The document must be submitted with civil improvement plans.
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



## **KNIT**

7250 Peak Drive,  
Suite 216  
Las Vegas, NV 89128  
P 702.363.2222  
F 702.363.6060

Las Vegas  
Seattle  
Salt Lake City

[KnitStudios.com](http://KnitStudios.com)

June 28, 2021

City of North Las Vegas  
Final Development Plan Application  
2250 Las Vegas Boulevard North  
North Las Vegas, NV 89030

### **RE: Tropical Losee Animal Hospital Letter of Intent – Final Development Plan Application for APN: 124 26 605 007**

Dear Sir/Madam,

Please accept this letter of intent for the Applicant's request to build a one-story Animal Hospital with Boarding located on Losee Road northwest from the intersection of East Tropical Parkway and Losee Road on a 1.26-acre parcel. The said property is currently zoned Planned Unit Development (PUD).

The proposed project will be for an Animal Hospital to serve the surrounding community by offering veterinary care, small animal boarding, and grooming. As a community-based facility, this facility will be an asset to the surrounding neighborhood providing necessary services and pet care to the neighborhood pet families.

The property is accessed via the existing shared access drive that intersects Losee Road and Tropical Parkway. This shared access drive is shared with an existing Murphy Express Convenience/ gas station. No new curb cuts onto Tropical Parkway or Losee Road Right-of-Way will be required for this project. This will maintain the existing traffic flow without any adverse effects to the existing offsite streets and traffic patterns.

There are a total of 55 parking spaces provided including 3 accessible spaces (2 car and 1 van). The zoning ordinance requires 34 spaces be provided. An approximate 4,400 SF of land directly West of the building will be reserved for a possible future expansion. At this time, it will be maintained as a landscape area. The possible future expansion will require a total of 49 parking spaces where 55 parking spaces are provided.

The two areas designated for dog walking, that are directly adjacent to the building, are surrounded by an 8' high masonry fence and are covered with a pergola for shade. These areas will be cleaned by staff multiple times daily to reduce odors from animal use of the area.

John Anderson, RD  
Curt Carlson, AIA  
Mark McGinty, RD  
Dennis Panars, AIA  
Eric Roberts, AIA  
John Sawdon, AIA



**KNIT**

The building is designed to be consistent with the surrounding development by using similar materials and earth tone colors. Gabled tile roofs and porcelain tile have been used in strategic locations to enhance the buildings appearance.

All points of the building are within 150 feet of the shared access road and parking lots. The fire lane is located within the existing shared access drive. All turns on the fire lane meet the 52/28 turning radii.

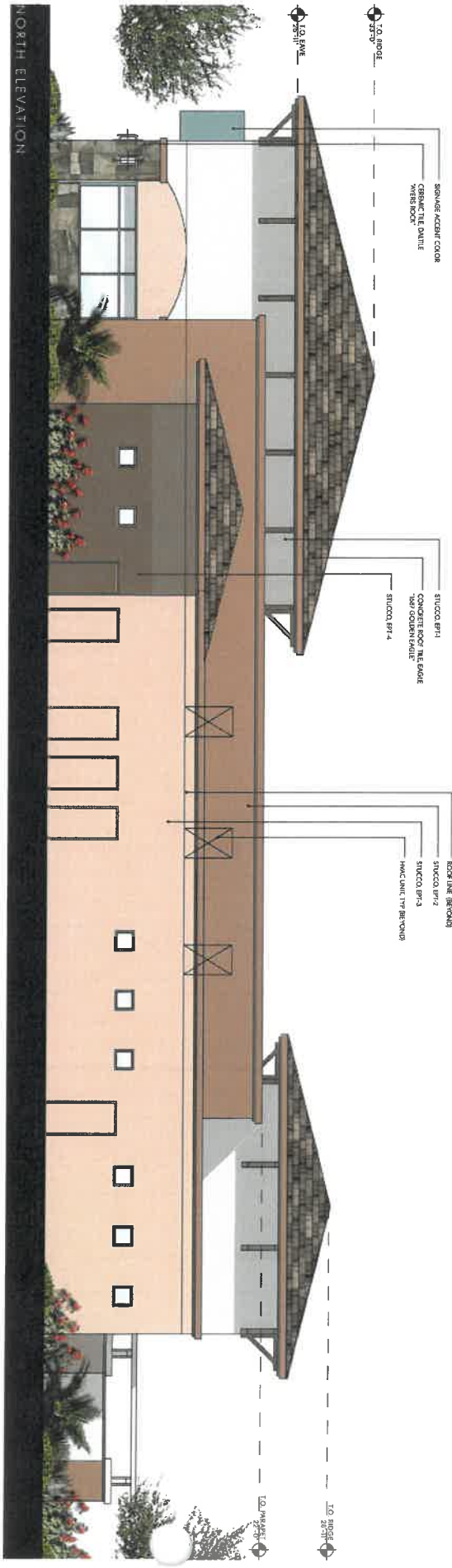
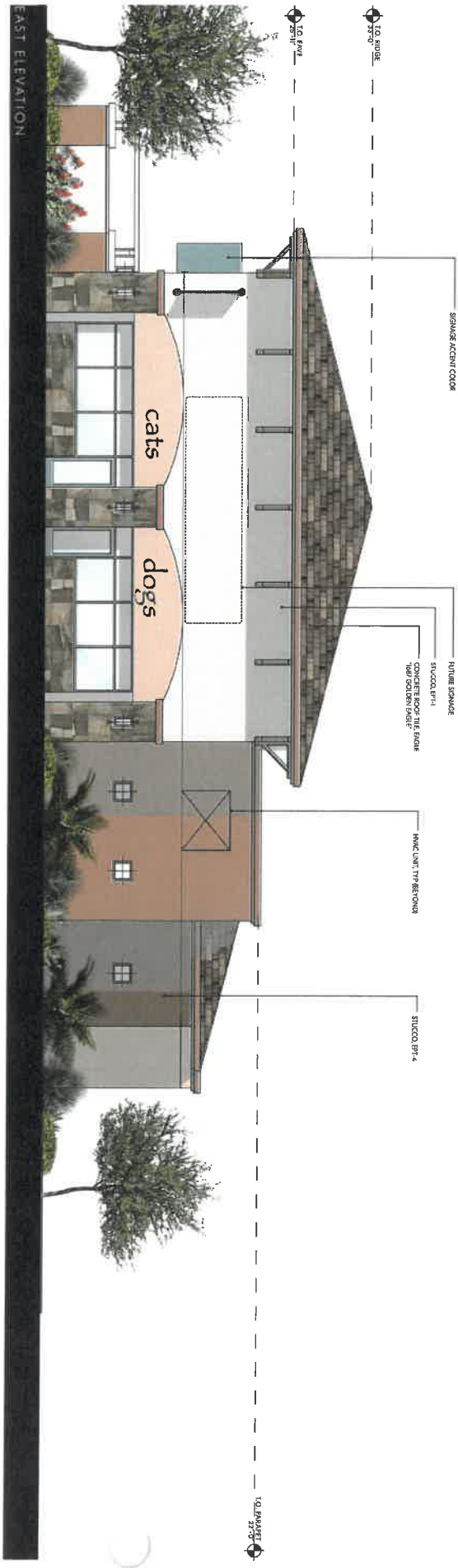
The project is expected to start construction upon approval from the Task Force Committee, Planning/ Zoning Department and Building Department and complete construction within 18 months. We thank you in advance for your consideration of this matter. Should you have any additional questions or concerns, please feel free to contact me.

Sincerely,

**KNIT**

Danny McGinnis, AIA, NCARB, LEED AP

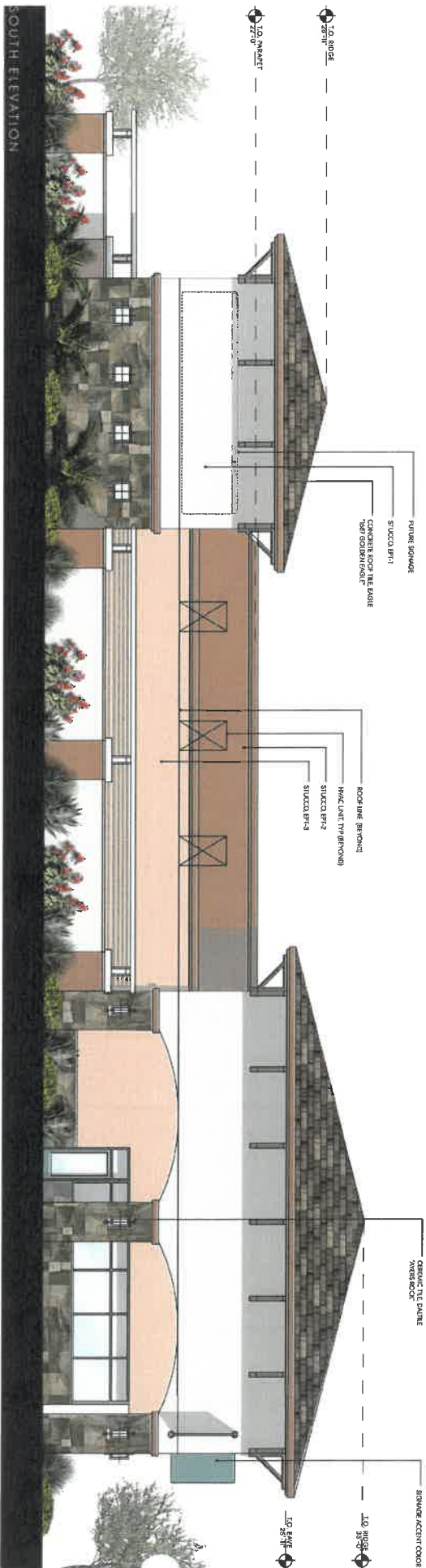
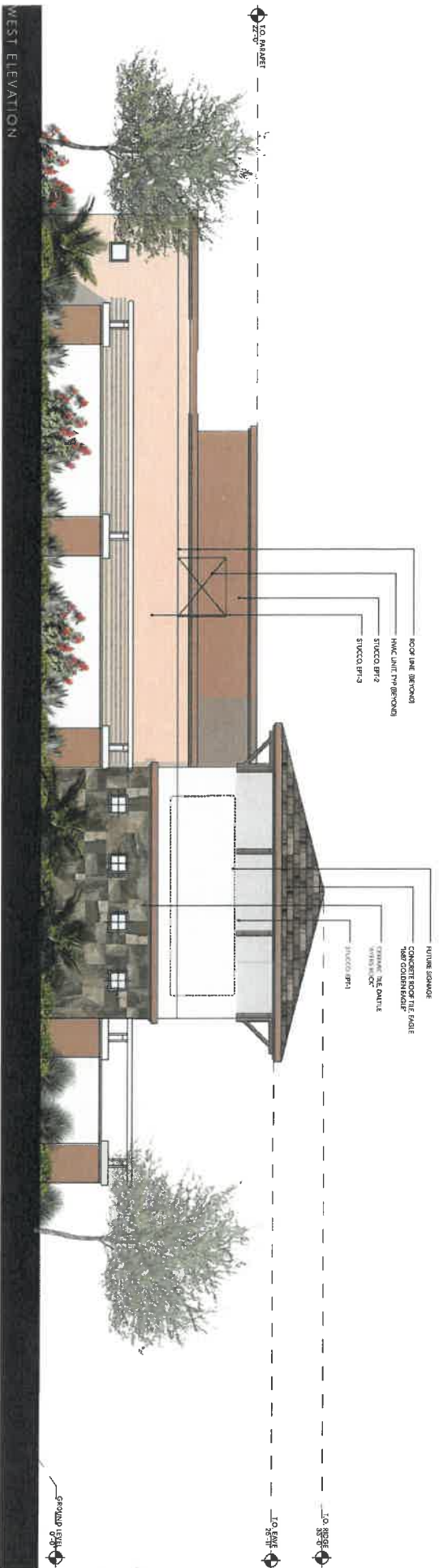




Elevations  
☐ 1/4" = 1' ☐ 1/2" = 1'

7260 Peak Drive,  
 Suite 100  
 Los Vegas, NV 89126  
 # 702.363.2222  
 KnitStudies.com





Elevations  
1" = 4'

7250 Peck Drive,  
Suite 210  
Lafayette, LA 70503  
P 702.363.2222  
KNT  
KntStudio.com

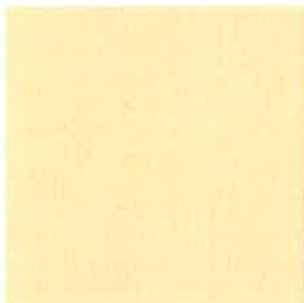
PAINTED STUCCO, EPT-1  
COLOR/LIFE: CLW 103/W STONEY PLAIN

PAINTED STUCCO, EPT-2  
COLOR/LIFE: CL 269SD BARGE

PAINTED STUCCO, EPT-3  
COLOR/LIFE: CL 2712W RINGWOLD

STUCCO, PT-4  
COLOR/LIFE: CL 2656N BITTERSWEET

SIGNAGE ACCENT COLOR  
COLOR/LIFE: CL 3064M TEMBLEQUE



CERAMIC TILE  
DALITILE "AVERS ROCK"



CONCRETE ROOF TILE  
"1687 GOLDEN EAGLE"



Exterior Materials

# Earthworks

State Contractors License C-10 38894  
(702) 474-1589  
www.earthworkslandscaping.com

## Groundcover

3/8" Lemus Gold Rush  
4472 sq. ft. 28 tons  
3/4" Cappuccino  
11,435 sq. ft. 85 tons

Total Trees Required 45  
Total Trees Installed 45  
Total Plants Required 180  
Total Plants Installed 184

## Planting Instructions

All holes 2x over size  
Amend soil as needed

## Staking Instructions

Stake 2 sides 2" Lodge Pole chainlink ties

 Landscape Boulders  
Granite 500-1000 lbs each

Planting to Comply with City of North Las Vegas  
Title 17 requirements and the SNRPC Regional  
Plant List

Plant	Qty	Plant Name	Plant Size	Plant Spacing	Plant Notes
1	2	Spreading Pine	24" Box	24" Box	24" Box
2	133	Green Olive	24" Box	24" Box	24" Box
3	20	Green Olive	24" Box	24" Box	24" Box
4	20	Green Olive	24" Box	24" Box	24" Box
5	20	Green Olive	24" Box	24" Box	24" Box
6	20	Green Olive	24" Box	24" Box	24" Box
7	20	Green Olive	24" Box	24" Box	24" Box
8	20	Green Olive	24" Box	24" Box	24" Box
9	20	Green Olive	24" Box	24" Box	24" Box
10	20	Green Olive	24" Box	24" Box	24" Box
11	20	Green Olive	24" Box	24" Box	24" Box
12	20	Green Olive	24" Box	24" Box	24" Box
13	20	Green Olive	24" Box	24" Box	24" Box
14	20	Green Olive	24" Box	24" Box	24" Box
15	20	Green Olive	24" Box	24" Box	24" Box
16	20	Green Olive	24" Box	24" Box	24" Box
17	20	Green Olive	24" Box	24" Box	24" Box
18	20	Green Olive	24" Box	24" Box	24" Box
19	20	Green Olive	24" Box	24" Box	24" Box
20	20	Green Olive	24" Box	24" Box	24" Box
21	20	Green Olive	24" Box	24" Box	24" Box
22	20	Green Olive	24" Box	24" Box	24" Box
23	20	Green Olive	24" Box	24" Box	24" Box
24	20	Green Olive	24" Box	24" Box	24" Box
25	20	Green Olive	24" Box	24" Box	24" Box
26	20	Green Olive	24" Box	24" Box	24" Box
27	20	Green Olive	24" Box	24" Box	24" Box
28	20	Green Olive	24" Box	24" Box	24" Box
29	20	Green Olive	24" Box	24" Box	24" Box
30	20	Green Olive	24" Box	24" Box	24" Box
31	20	Green Olive	24" Box	24" Box	24" Box
32	20	Green Olive	24" Box	24" Box	24" Box
33	20	Green Olive	24" Box	24" Box	24" Box
34	20	Green Olive	24" Box	24" Box	24" Box
35	20	Green Olive	24" Box	24" Box	24" Box
36	20	Green Olive	24" Box	24" Box	24" Box
37	20	Green Olive	24" Box	24" Box	24" Box
38	20	Green Olive	24" Box	24" Box	24" Box
39	20	Green Olive	24" Box	24" Box	24" Box
40	20	Green Olive	24" Box	24" Box	24" Box
41	20	Green Olive	24" Box	24" Box	24" Box
42	20	Green Olive	24" Box	24" Box	24" Box
43	20	Green Olive	24" Box	24" Box	24" Box
44	20	Green Olive	24" Box	24" Box	24" Box
45	20	Green Olive	24" Box	24" Box	24" Box
46	20	Green Olive	24" Box	24" Box	24" Box
47	20	Green Olive	24" Box	24" Box	24" Box
48	20	Green Olive	24" Box	24" Box	24" Box
49	20	Green Olive	24" Box	24" Box	24" Box
50	20	Green Olive	24" Box	24" Box	24" Box
51	20	Green Olive	24" Box	24" Box	24" Box
52	20	Green Olive	24" Box	24" Box	24" Box
53	20	Green Olive	24" Box	24" Box	24" Box
54	20	Green Olive	24" Box	24" Box	24" Box
55	20	Green Olive	24" Box	24" Box	24" Box
56	20	Green Olive	24" Box	24" Box	24" Box
57	20	Green Olive	24" Box	24" Box	24" Box
58	20	Green Olive	24" Box	24" Box	24" Box
59	20	Green Olive	24" Box	24" Box	24" Box
60	20	Green Olive	24" Box	24" Box	24" Box
61	20	Green Olive	24" Box	24" Box	24" Box
62	20	Green Olive	24" Box	24" Box	24" Box
63	20	Green Olive	24" Box	24" Box	24" Box
64	20	Green Olive	24" Box	24" Box	24" Box
65	20	Green Olive	24" Box	24" Box	24" Box
66	20	Green Olive	24" Box	24" Box	24" Box
67	20	Green Olive	24" Box	24" Box	24" Box
68	20	Green Olive	24" Box	24" Box	24" Box
69	20	Green Olive	24" Box	24" Box	24" Box
70	20	Green Olive	24" Box	24" Box	24" Box
71	20	Green Olive	24" Box	24" Box	24" Box
72	20	Green Olive	24" Box	24" Box	24" Box
73	20	Green Olive	24" Box	24" Box	24" Box
74	20	Green Olive	24" Box	24" Box	24" Box
75	20	Green Olive	24" Box	24" Box	24" Box
76	20	Green Olive	24" Box	24" Box	24" Box
77	20	Green Olive	24" Box	24" Box	24" Box
78	20	Green Olive	24" Box	24" Box	24" Box
79	20	Green Olive	24" Box	24" Box	24" Box
80	20	Green Olive	24" Box	24" Box	24" Box
81	20	Green Olive	24" Box	24" Box	24" Box
82	20	Green Olive	24" Box	24" Box	24" Box
83	20	Green Olive	24" Box	24" Box	24" Box
84	20	Green Olive	24" Box	24" Box	24" Box
85	20	Green Olive	24" Box	24" Box	24" Box
86	20	Green Olive	24" Box	24" Box	24" Box
87	20	Green Olive	24" Box	24" Box	24" Box
88	20	Green Olive	24" Box	24" Box	24" Box
89	20	Green Olive	24" Box	24" Box	24" Box
90	20	Green Olive	24" Box	24" Box	24" Box
91	20	Green Olive	24" Box	24" Box	24" Box
92	20	Green Olive	24" Box	24" Box	24" Box
93	20	Green Olive	24" Box	24" Box	24" Box
94	20	Green Olive	24" Box	24" Box	24" Box
95	20	Green Olive	24" Box	24" Box	24" Box
96	20	Green Olive	24" Box	24" Box	24" Box
97	20	Green Olive	24" Box	24" Box	24" Box
98	20	Green Olive	24" Box	24" Box	24" Box
99	20	Green Olive	24" Box	24" Box	24" Box
100	20	Green Olive	24" Box	24" Box	24" Box



## Landscape Plan

KNIT

7350 Peach Drive,  
Suite 206  
Las Vegas, NV 89128  
P 702.863.2222  
knitstudios.com

## Tropical Losee Animal Hospital

KNIT PROJECT # 200111  
PHASE: CONCEPT DESIGN  
DATE: 06/29/2021  
SHEET: 3 OF 7



Tropical Losee Animal Hospital



**KNIT**



### Vicinity Map

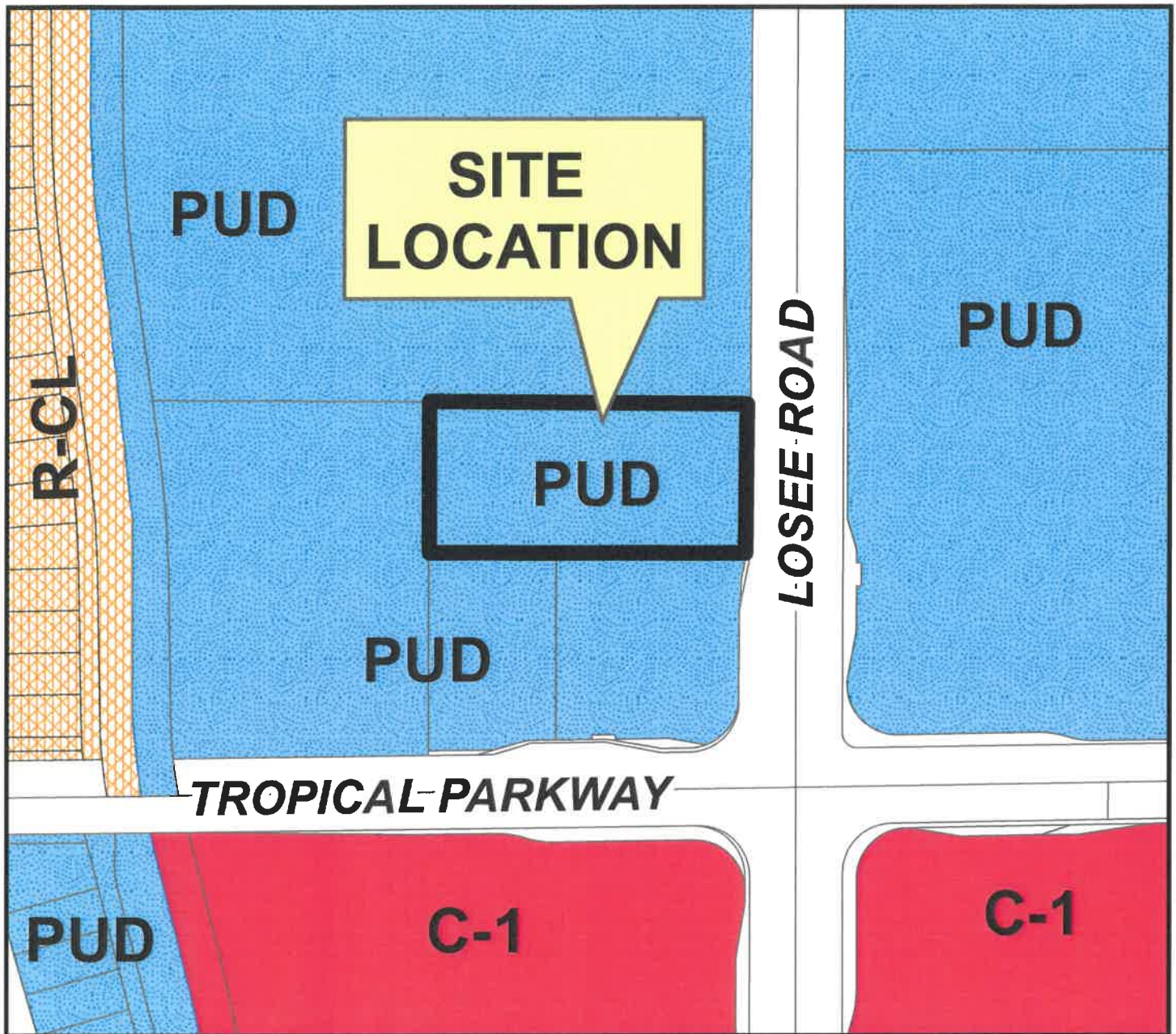
N.T.S.  NORTH





# THE CITY OF NORTH LAS VEGAS

## Location & Zoning Map



0 150 300 600 900 Feet

Applicant: Dr. Kurt Mychajlonka, D.V.M.  
Application: Final Development Plan  
Request: To Develop a Pet Care and Boarding Facility (Animal Hospital)  
Project Info: West of Losee Road, approximately 200 feet north of Craig Road  
Case Number: FDP-08-2021

8/5/2021

