

## CITY OF NORTH LAS VEGAS

### INTEROFFICE MEMORANDUM

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To: Sharianne Dotson, Principal Planner, Land Development & Community Services Dept.  
From: Jimmy Love, Major Projects Coordinator, Department of Public Works  
Subject: ZN-22-2024 **Allen And Fisher**  
Date: January 13, 2025

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 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.
2. Approval of a drainage study is required prior to submittal of the civil improvement plans.
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. Any preliminary street section(s) shown on the plans shall be used for planning purposes only; the geometrics, width of over-pave and thickness of the pavement sections will be determined by the Department of Public Works.
5. 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. Allen Lane
  - b. Fisher Avenue (Rural preservation section)
6. Proposed Cul-de-sacs shall comply with CCAUSD #212.
7. Adjacent to all perimeter and internal streets, a five foot wide public utility easement shall be granted to accommodate dry utility appurtenances and fire hydrants.
8. 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.
9. 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. Conformance may require modifications to the site.
10. The Applicant is responsible for acquiring any easements needed to construct the project.
11. Prior to the installation of any subgrade street improvements, all required underground utilities (i.e., telephone, power, water, etc.) located within public rights-of-way, shall be extended a minimum of ten (10) feet beyond the project boundary.
12. All residential driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 222.

13. Proposed residential driveway slopes shall not exceed twelve percent (12%).
14. 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.
15. Should the Applicant desire to change the internal drive aisles to private streets, this project would then be required to comply with the CNLV Private Street Policy.

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>.

**Jimmy Love**  
Digitally signed by Jimmy Love  
DN: C=US,  
E=jlovej@cityofnorthlasvegas.com,  
O=City of North Las Vegas,  
OU=Development & Flood Control,  
CN=Jimmy Love  
Date: 2025.01.13 15:02:10-08'00'

Jimmy Love, Major Projects Coordinator  
Department of Public Works



DHI Engineering, LLC

DHI Engineering, LLC  
1081 Whitney Ranch Dr.  
Suite 100  
Henderson, NV 89014

702.655-3500 office  
www.drhorton.com

December 24, 2024

City of North Las Vegas  
Planning and Zoning Division  
2250 Las Vegas Blvd, North  
North Las Vegas, NV 89030

**RE: ALLEN AND FISHER  
ZONE CHANGE – LETTER OF INTENT  
124-31-604-009**

Dear Sir/Madam:

On behalf of our Client, D.R. Horton (DRH), DHI Engineering respectfully submits this application to rezone the above-mentioned site from R-E, Ranch Estates to PUE. The proposed development is located on the southwest corner of Allen Lane and Fisher Avenue.

As shown on the Tentative Map submitted with this zone change, DRH intends to develop 8 single-family residential lots on 4.29 net acres, which yields a net density of 1.84 units/acre. The minimum lot size of 18,315 square feet, maximum lot size of 22,240 square feet, and average lot size of 20,022 square feet.

Below is the surrounding zone adjacent to this project:

- North – Zoned R-E
- South – Zoned R-E, currently a church site
- West – Zoned R-E
- East – Zoned R-1

As mentioned above, our Client would like to rezone this site to PUD. Per TF-50-2024 Allen and Fisher letter, we will comply with R-EL Setbacks.

By allowing this site to be developed under the PUD zone and comply with R-EL Setbacks, this development will not have any negative impact on the existing neighborhood.

We appreciate your review and approval of this application. Please give me a call at 725-270-2772 if you have any questions or concerns.

Cordially,  
DHI Engineering

A handwritten signature in blue ink, appearing to read "Gia D. Nguyen".

Gia D. Nguyen, P.E.  
Area President

OWNER

DR HORTON  
1001 WHITNEY RANCH DRIVE, SUITE 141  
HENDERSON, NV 89014  
702-433-3600

DEVELOPER

DR HORTON  
1001 WHITNEY RANCH DRIVE, SUITE 141  
HENDERSON, NV 89014  
702-433-3600

ENGINEER

DHI Engineering, LLC  
1001 WHITNEY RANCH DRIVE, SUITE 141  
HENDERSON, NV 89014  
702-433-3600

SITE DATA:

ZONING

RESIDENTIAL SINGLE-FAMILY (RS-1)

DENSITY

10 UNITS PER LOT

LOT SIZE

0.25 ACRES (10,890 S.F.)

SETBACKS

FRONT: 20 FEET  
REAR: 20 FEET  
SIDE: 20 FEET

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS PROJECT IS THE CENTRAL MERIDIAN OF THE STATE OF NEVADA, WHICH IS 114° 05' 00" WEST OF TRUE. THE BASIS OF BEARING FOR THE EXISTING ALLEN LANE AND FISHER AVENUE IS THE CENTRAL MERIDIAN OF THE STATE OF NEVADA, WHICH IS 114° 05' 00" WEST OF TRUE.

BENCHMARK

THE BENCHMARK FOR THIS PROJECT IS THE NATIONAL GEODETIC SURVEY (NGS) BENCHMARK 114° 05' 00" WEST OF TRUE, WHICH IS 114° 05' 00" WEST OF TRUE.

UTILITY SERVICES

THE UTILITY SERVICES FOR THIS PROJECT ARE WATER, SEWER, GAS, AND ELECTRICITY. THE UTILITY SERVICES ARE PROVIDED BY THE CITY OF HENDERSON, NEVADA.

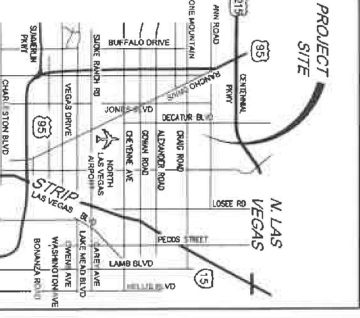
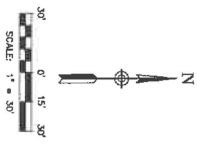
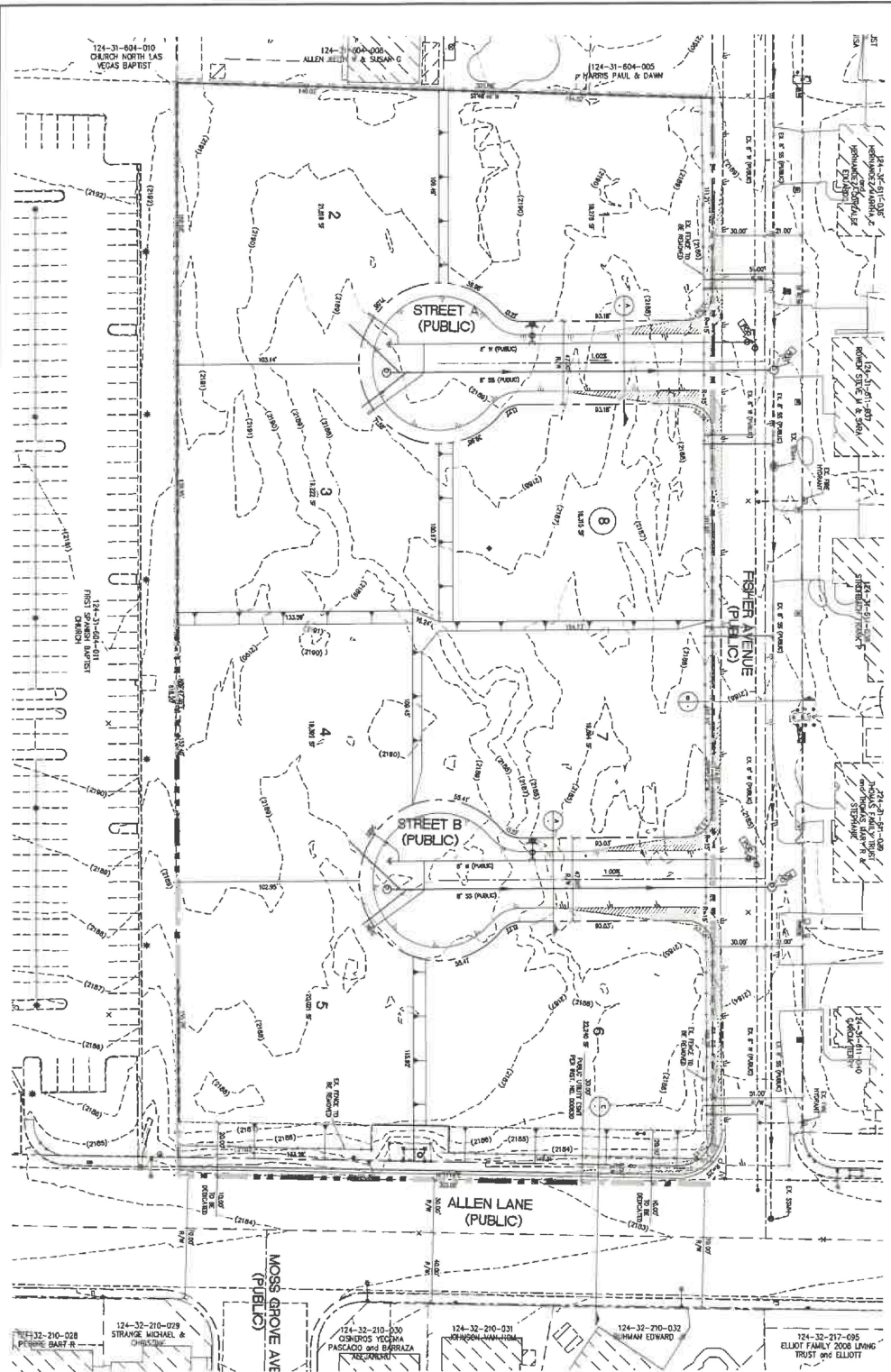
LEGAL DESCRIPTION

THE LEGAL DESCRIPTION FOR THIS PROJECT IS THE CENTRAL MERIDIAN OF THE STATE OF NEVADA, WHICH IS 114° 05' 00" WEST OF TRUE. THE LEGAL DESCRIPTION FOR THE EXISTING ALLEN LANE AND FISHER AVENUE IS THE CENTRAL MERIDIAN OF THE STATE OF NEVADA, WHICH IS 114° 05' 00" WEST OF TRUE.

ALLEN AND FISHER - SITE PLAN

APN 124-31-604-009

DEC. 31, 2024



REV	DATE	DESCRIPTION	DATE	AGENCY	DATE	DIST
1						
2						
3						
4						
5						
6						
7						
8						
9						
10						

DR HORTON

ALLEN AND FISHER

SITE PLAN

DHI Engineering, LLC

1001 WHITNEY RANCH DRIVE, SUITE 141

HENDERSON, NV 89014

702-433-3600

DATE: 12/17/2024

DRAWN: TM2

CHECK: TM2

SCALE: 1" = 30'

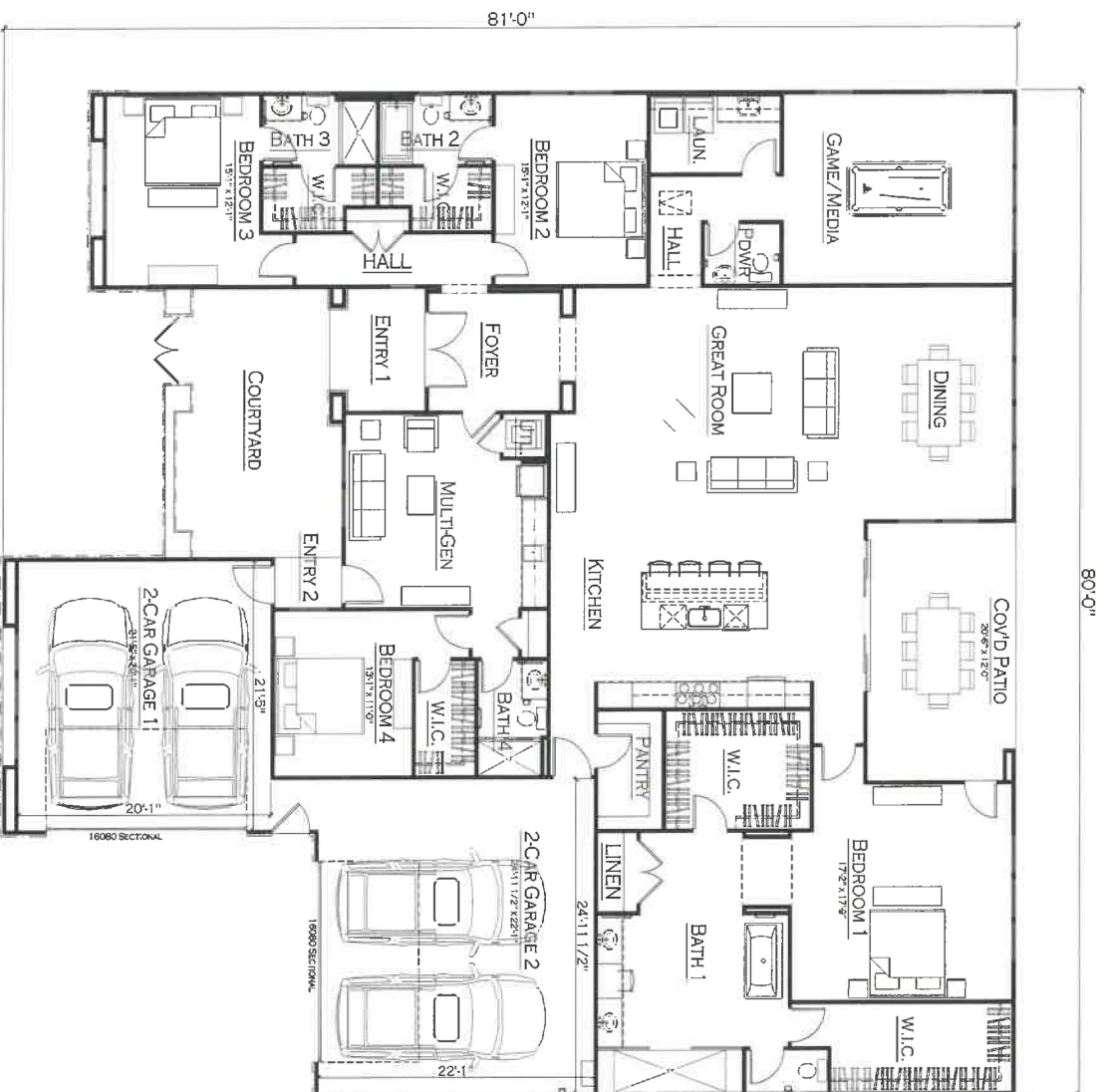
STATE OF NEVADA

PLANNING COMMISSION

12/17/2024

TM2





# PLAN 3875 - FLOOR PLAN

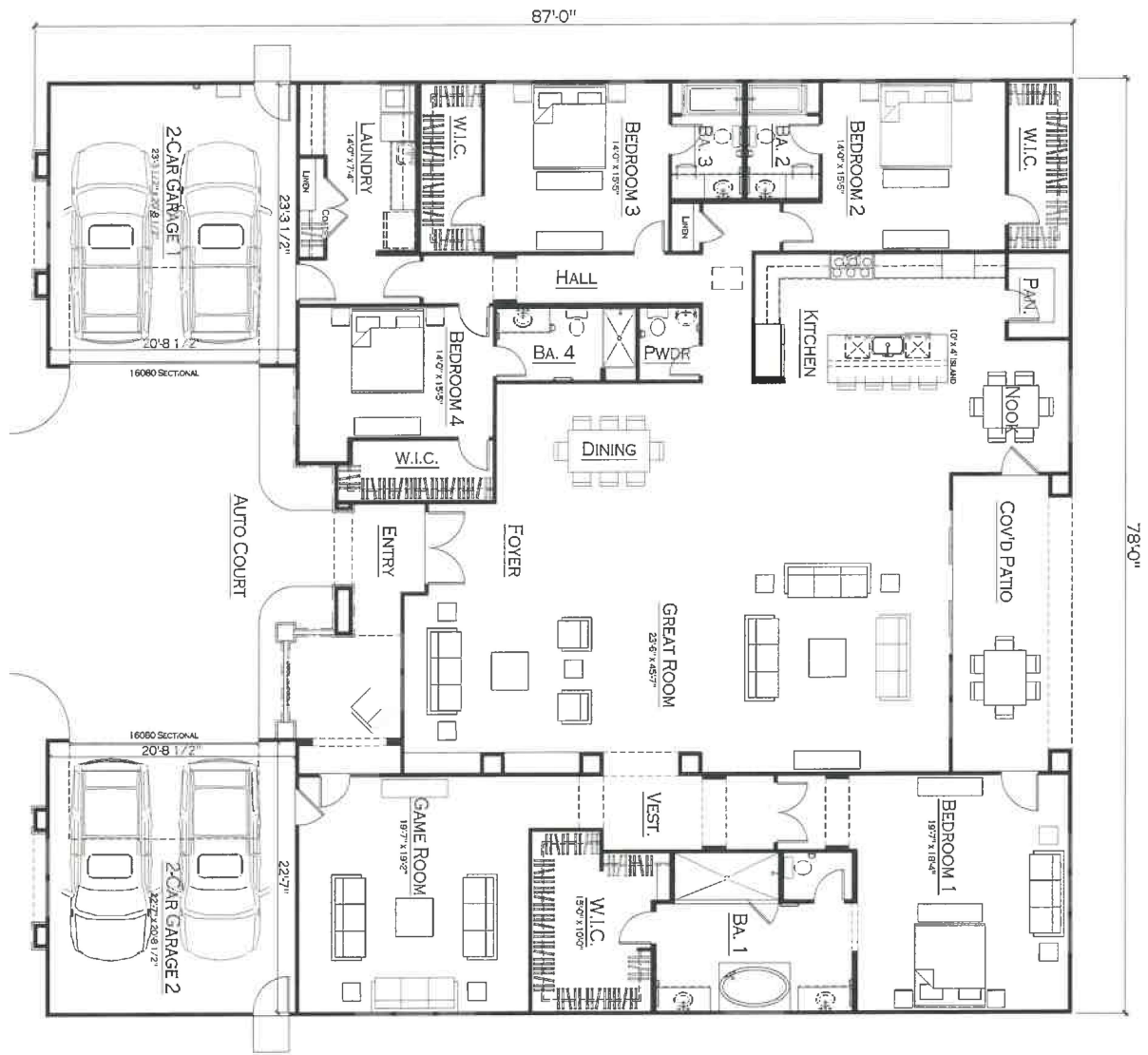
ESTATES  
LAS VEGAS, NEVADA





DESIGN: 100% COMPLETE. ALL DIMENSIONS ARE APPROXIMATE. SEE ARCHITECT'S NOTES FOR DETAILS. ALL DIMENSIONS ARE APPROXIMATE. SEE ARCHITECT'S NOTES FOR DETAILS.

**D. R. HORTON**  
*America's Builder*



# PLAN 4600 - FLOOR PLAN

ESTATES  
LAS VEGAS, NEVADA



'A' PRAIRIE

SCHEME 207

Roof 1	Roofing Tiles	Paint	Doors	Roof	Trim
Residential Ridge	Shag Copper Tiles	Dark Olive	Timber Ridge	Timber	Chambray
SW7720	SW7881	SW7351	SW7729	17420010	Residential Longboard



'B' MID-CENTURY MODERN

SCHEME 205

Roof 1	Roofing Tiles	Paint	Doors	Roof	Trim
Residential Ridge	Residential Ridge	Residential Ridge	Timber Ridge	Timber	Chambray
SW7720	SW7720	SW7720	SW7729	17420010	Residential Longboard

# PLAN 3875 - FRONT ELEVATIONS 'A' & 'B'

## ESTATES

LAS VEGAS, NEVADA



For Project Use Only. Not Valid For Sale. All Plans, Drawings, Specifications, Notes, and Conditions are Subject to Change.

**D.R. HORTON**  
*America's Builder*

**Perلمان**  
ARCHITECTS

JULY 27, 2024



# 'C' MODERN PRAIRIE

**SCHEME 203**

Body 1	Body 2	Body 3	Body 4	Body 5
Stone Clay	Gray Siding	Gray Siding	Gray Siding	Gray Siding
SW715	SW721	SW721	SW721	SW721
Body 6	Body 7	Body 8	Body 9	Body 10
Gray Siding	Gray Siding	Gray Siding	Gray Siding	Gray Siding
SW721	SW721	SW721	SW721	SW721
Body 11	Body 12	Body 13	Body 14	Body 15
Gray Siding	Gray Siding	Gray Siding	Gray Siding	Gray Siding
SW721	SW721	SW721	SW721	SW721



# 'D' MODERN FARMHOUSE

**SCHEME 209**

Body 1	Body 2	Body 3	Body 4	Body 5
Stone Clay	Gray Siding	Gray Siding	Gray Siding	Gray Siding
SW715	SW721	SW721	SW721	SW721
Body 6	Body 7	Body 8	Body 9	Body 10
Gray Siding	Gray Siding	Gray Siding	Gray Siding	Gray Siding
SW721	SW721	SW721	SW721	SW721
Body 11	Body 12	Body 13	Body 14	Body 15
Gray Siding	Gray Siding	Gray Siding	Gray Siding	Gray Siding
SW721	SW721	SW721	SW721	SW721

# PLAN 3875 - FRONT ELEVATIONS 'C' & 'D'





'A' PRAIRIE

**SCHEME 202**

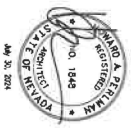
Body 1	Roofing Tile	Trim	Doors	Roof	Stairs
Neutral Linen SW7116	Dark Taupe SW7021	Charcoal Brown SW7012	Charcoal Brown SW7012	Dark Taupe SW7021	Charcoal Brown SW7012



'B' MID-CENTURY MODERN

**SCHEME 209**

Body 1	Roofing Tile	Trim	Doors	Roof	Stairs
Neutral Linen SW7116	Dark Taupe SW7021	Charcoal Brown SW7012	Charcoal Brown SW7012	Dark Taupe SW7021	Charcoal Brown SW7012



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**D. R. HORTON**  
*American's Builder*

PLAN 4600 - FRONT ELEVATIONS 'A' & 'B'

**ESTATES**  
LAS VEGAS, NEVADA



'C' MODERN PRAIRIE

**SCHEME 208**

Body 1	Branding Tile	Trim	Roof	Roof
Shale Light	Copper Tile	Shale	Shale	Shale
SW7520	SW7523	SW8523	SW1154	SW120323



'D' MODERN FARMHOUSE

**SCHEME 204**

Body 1	Branding Tile	Trim	Roof	Roof
Shale Light	Copper Tile	Shale	Shale	Shale
SW7520	SW7523	SW8523	SW1154	SW120323



Permitted by the State of Nevada, U.S.A.  
DESIGNED BY PERLMAN ARCHITECTS, INC. 10000 LAS VEGAS BLVD. SUITE 1000, LAS VEGAS, NV 89135

PLAN 4600 - FRONT ELEVATIONS 'C' & 'D'

**D.R. HORTON**  
*America's Builder*

**ESTATES**  
LAS VEGAS, NEVADA

**Perلمان**  
ARCHITECTS

JULY 27, 2024



**Landscape Contractor:**

[illegible]

## Sheet Index

Cover Sheet  
Overall Site Plan - Tentative Map  
Planting Imagery

CVR  
LA1.0  
LP1.1









DESERT CARPET  
*Acacia melanoxylon*



DWARF YAUPOON HOLLY  
*Ilex vomitoria*



RADIATION LANTANA  
*Lantana camara 'radiation'*



GREEN CLOUD TEXAS RANGER  
*Leucophyllum frutescens 'Green Cloud'*



DWARF INDIAN HAWTHORN  
*Rhipsalys indica 'Pink Lady'*



SHINY XYLOCSMA  
*Xylocoma congestum compacta*



GREEN DESERT SPOON  
*Dasylirion leptoclade*

PLANT SCHEDULE						
SYMBOL	COMMON NAME	COMMON NAME	SIZE	ADJUSTED	QTY	
1	ACACIA RESEMBLING 'DESERT CARPET' TALL	DESERT CARPET BARK CAUCASIAN	5 GAL.	113	9	
2	ILEX VOMITORIA 'NANA'	DWARF YAUPOON HOLLY	5 GAL.	7	6	
3	LANTANA CAMARA 'RADIATION'	RADIATION LANTANA	5 GAL.	28	12	
4	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD'	GREEN CLOUD TEXAS RANGER	5 GAL.	28	16	
5	RHIPHALYS INDICA 'PINK LADY'	DWARF INDIAN HAWTHORN	5 GAL.	13	15	
6	XYLOCSMA CONGESTUM 'COMPACTA'	SHINY XYLOCSMA	5 GAL.	28	17	
7	DASYLIRION LEPTOCLADE	GREEN DESERT SPOON	5 GAL.	28	2	

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DISCLAIMER  
THE IMAGERY OF PLANT MATERIAL  
INDICATED IN THIS SET OF PLANS  
FOR ILLUSTRATIVE PURPOSES ONLY AND  
MAY NOT REFLECT THE ACTUAL SPECIES  
SIZE AT TIME OF INSTALLATION

PLANT IMAGERY

DR HORTON  
ALLEN FISHER  
OFFSITE LANDSCAPE PLANS  
SINGLE FAMILY RESIDENTIAL



GOthic LANDSCAPE INC.  
6325 S. Valley View Rd., Las Vegas, NV 89118  
PHONE: 702-252-7017 FAX: 702-252-7031

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

KAEMPFER

CROWELL

Neighborhood Meeting Summary  
Fisher Avenue / Allen Lane  
December 19, 2024

A neighborhood meeting was held on Thursday, December 19, 2024 at 5:30 p.m. at the Aliante Library, located at 2400 Deer Springs Way, North Las Vegas, NV 89084. Lexa Green attended on behalf of the developer. Councilman Scott Black was present, along with 12 residents. All 12 residents expressed support of the project. The residents asked general questions about the development and anticipated timelines for development.

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 does not contain the information required for assessment. See the recorded documents for more detailed legal information.  
USE THIS SCALE/SET WHEN MAP WAS REDUCED FROM 11X17 ORIGINAL

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

**MAP LEGEND**

- PARCEL BOUNDARY
- SUB BOUNDARY
- PAID BOUNDARY
- ROAD EASEMENT
- MAJOR / LEADER LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- SECTION LINE

**BOOK** T19S R6E  
**SEC.** 31  
**MAP** S 2 NE 4  
**124-31-6**

BOOK	SEC.	MAP
T19S R6E	31	S 2 NE 4
99 100	101 102	1
26 125	124 123	2
37 138	139 140	3
163 162 161		4

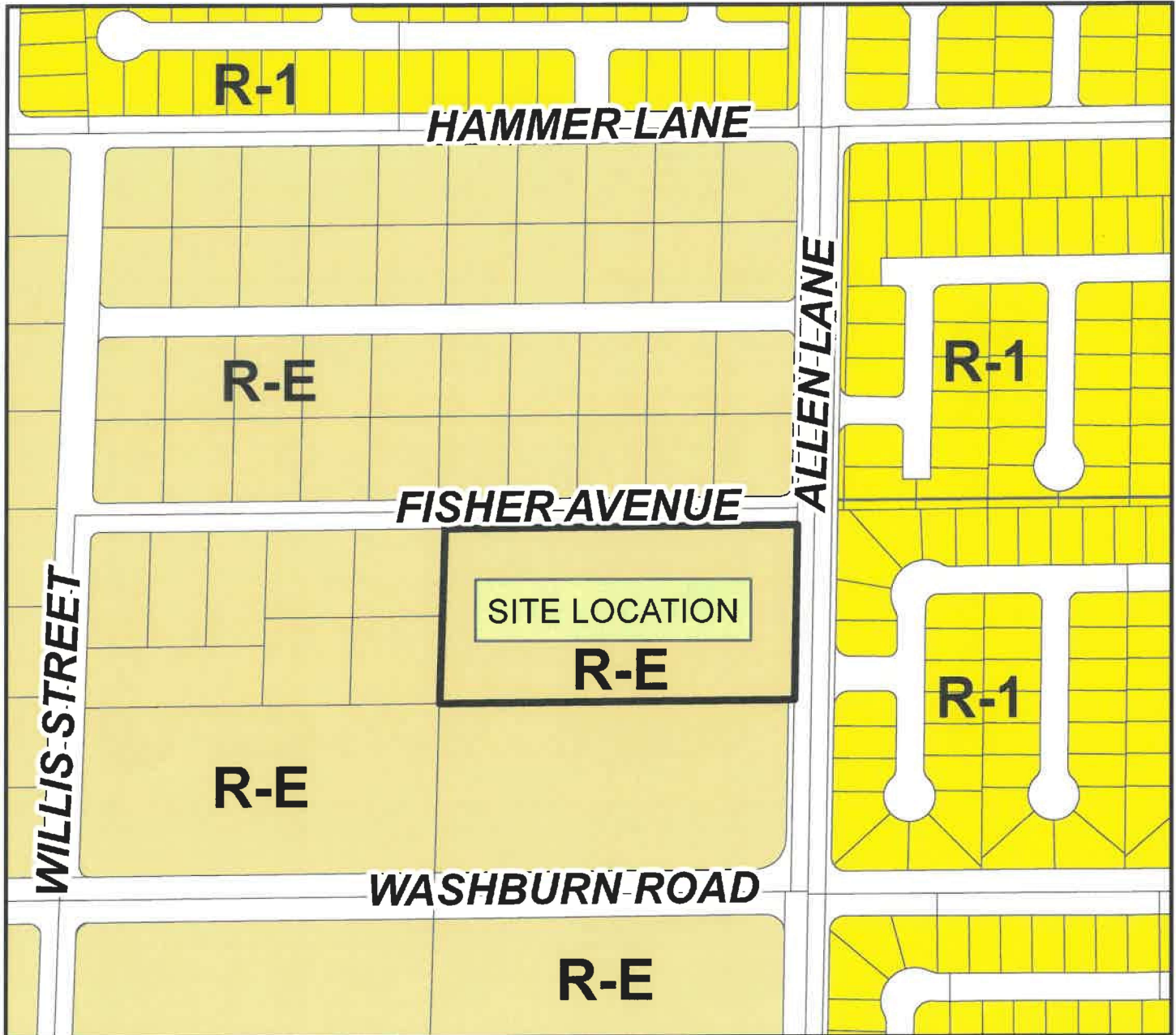






# THE CITY OF NORTH LAS VEGAS

## Location & Zoning Map



Applicant: D.R. Horton, Inc.  
Application Type: Property Reclassification  
Request: From R-E, Ranch Estates District to a  
PUD, Planned Unit Development District,  
Consisting of an 8 lot Single-Family Residential Subdivision  
Project Info: Southwest Corner of Fisher Avenue and Allen Lane  
Case Number: ZN-22-2024

1/15/2025

