

CITY OF NORTH LAS VEGAS INTEROFFICE MEMORANDUM

To: Duane McNelly, Principal Planner, Land Development & Community Services
From: Jimmy Love, Major Projects Coordinator, Department of Public Works
Subject: ZN-05-2024 **Old Rose Garden**
Date: March 12, 2024

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. The existing 4' wide sidewalk along the perimeter streets is required to be replaced with 5' wide sidewalk to meet the current standards.
3. The applicant is required to bring the site into compliance with ADA requirements. i.e., sidewalk ramps, etc....
4. The existing street lights, along Yale and Tonopah, shall be relocated to the standard location for a 5' wide sidewalk, and street light power placed underground.
5. Approval of a drainage study is required prior to submittal of the civil improvement plans.
6. 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.
7. The size and number of driveways and their locations are subject to review and approval by the City Traffic Engineer and must meet the standards set forth in *North Las Vegas Municipal Code* section 17.24.040 and *Clark County Area Uniform Standard Drawing* number 222.1, including throat depths. Conformance may require modifications to the site plan.
8. The project shall take access from Yale Street and Tonopah Street and remove the existing commercial driveway on N 5th Street/Main Street and replace with vertical curb and gutter.
9. 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.
10. Appropriate mapping is required to combine the parcels. 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.
11. The applicant is responsible for acquiring any easements needed to construct the project.

12. The property owner is required to grant a roadway easement for commercial driveway(s).
13. The property owner is required to grant a sidewalk easement for sidewalk on private property when that sidewalk is providing public access adjacent to the right-of-way.
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. All off-site improvements must be completed prior to final inspection of the first building.

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=jlove@cityofnorthlasvegas.com, O=City
of North Las Vegas, OU=Development &
Flood Control, CN=Jimmy Love
Reason: I am the author of this document
Date: 2024.03.12 15:51:53-07'00'

Jimmy Love, Major Projects Coordinator
Department of Public Works

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

KAEMPFER

CROWELL

JENNIFER LAZOVICH
jlazovich@kcnvlaw.com
D: 702.792.7050

April 2, 2024

VIA EMAIL

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

**Re: *REVISED Justification Letter – Zone Change to PUD/PID for a
Multi-Family Housing Development
APNs: 139-22-810-041 & 042 (SEC of Tonopah Avenue/Yale Street)***

To Whom It May Concern:

Please be advised our firm represents the Applicant. The Applicant is proposing to develop a multi-family housing development on property located at the southeast corner of Yale Street and Tonopah Avenue, more particularly described as APNs: 139-22-810-041 & 042 (collectively the "Site"). The Site is approximately 5.01 acres. The Southern Nevada Regional Housing Authority owns the Site.

The Site is currently zoned R-A/R-2. The Applicant is requesting a zone change to PUD/PID to develop a 192 unit multi-family affordable housing development. The proposed development will consist of one four-story building at a height of 56 feet. The building will be located essentially in the center of the Site with parking fields around the building. The building will wrap around a central courtyard on three sides. Access to the Site is from Yale Street with main entrance and drop off area located directly east. There is also an exit only driveway onto Tonopah Avenue. Visitor parking will be located to the north and south of the entryway. The community will be gated with the vehicular gates located directly north and south of the visitor parking fields, respectively. There will be a total of 192 units comprised of the following bedroom mix: 180 one-bedroom units and 12 two bedroom units.

The Site is providing a total of 38,400 square feet of open space including a 24,260 square foot courtyard area and 8,385 square feet of indoor amenities. Indoor amenities include a lounge and multi-purpose area, salon, arts and crafts area, computer room, fitness center, library, and laundry lounges. The amenities throughout the Site are designed to encourage residents to socialize.

In addition to the open space, the Applicant is providing a patio for every unit on the first level and a balcony for every unit on the second level. The patio square footage is 63 square feet where 80 square feet is required; however, the balconies are 63 square feet where only 40 square feet is required. As a result, the Site is providing 12,096 square feet of patio and balcony areas (2,772 square feet of patio area (44 first level patios x 63 SF) plus 9,324 square feet of balcony area (148 second level balconies x 63 SF)). The total required square footage for patios and balconies is only 9,440 square feet (3,520 square feet of patio area (44 first level patios x 80 SF) plus 5,920 square feet of balcony area (148 second level balconies x 80 SF)). Therefore, Site is providing approximately 22% more square footage for patios and balconies than is required.

The Site is providing 257 parking spaces where 257 parking spaces are required in the R-A area. The Site is near mass transit. In addition, the Site is intended to be used as an affordable option for residents. Therefore, some residents will not own a vehicle.

A zone change to PUD/PID with a proposed density of 40.25 units/acre is appropriate. There are existing multi-family developments in the area. In particular, immediately on the west side of Yale Street is 2.75 acres of property also owned by the Southern Nevada Regional Housing Authority. On November 9, 2016, the North Las Vegas Planning Commission approved ZN-16-16 that rezoned the property PUD/PID for a multi-family housing development with a density of approximately 36 units/acre with a building height 47 feet. In addition to the compatible uses surrounded by the Site, the Site is part of the Downtown Business District (the "District"). The District allows residential development and densities greater than 25 units/acre. The Site is an infill development along the N 5th Street corridor. Therefore, a zone change to PUD/PID is appropriate.

We thank you in advance for your time and consideration. Should you have any further questions, please feel free to contact me.

Sincerely,

KAEMPFER CROWELL

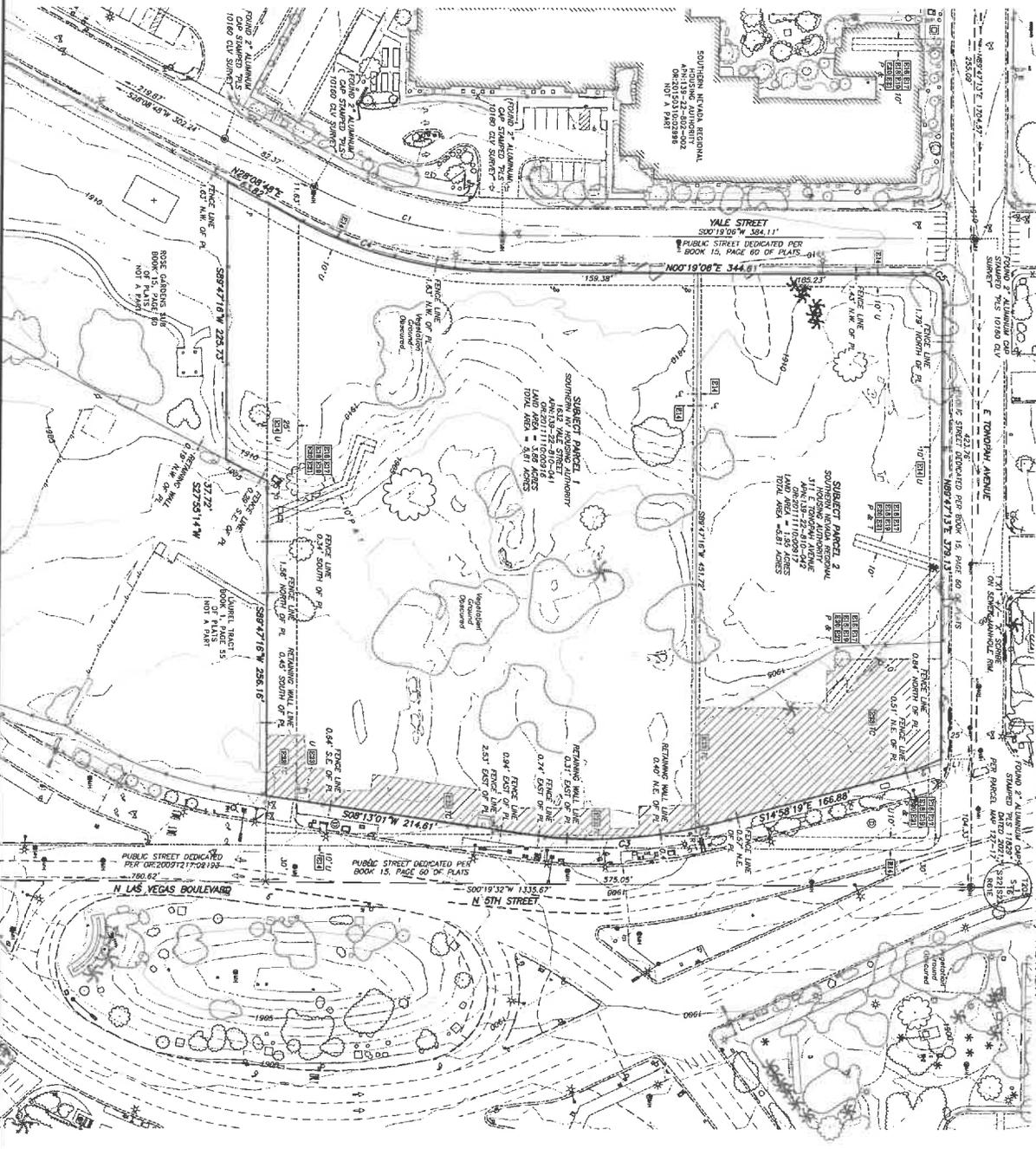


Jennifer Lazovich

JL/jmd

LYING WITHIN A PORTION OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 22, TOWNSHIP 20 SOUTH, RANGE 61 EAST,
M.D.M., CITY OF NORTH LAS VEGAS, CLARK COUNTY, NEVADA

ALTA/NSPS LAND TITLE SURVEY



LEGEND	
---	SUBJECT PROPERTY BOUNDARY LINE
---	LOT LINE
---	EASEMENT LINE
---	SECTION LINE
---	SPLITTING SECTION LINE
---	STREET CENTERLINE
---	ADJOINING LOT LINE
---	EDGE OF ASPHALT
---	BUILDING
---	RAILROAD CENTERLINE
---	EDGE OF CONCRETE
---	EXISTING T.V. CABLE
---	CHAIN LINK FENCE LINE
---	EDGE OF TAIL
---	EDGE OF ROCKS
---	MAJOR CONTOUR (5 METERS)
---	MINOR CONTOUR (1 METER)
---	TRAIL LINE
---	RETAINING WALL
---	OPTIONAL RESOURCES
---	ASSESSOR'S PARCEL NUMBER
---	LINE LABEL SEGMENT
---	CORNER LABEL SEGMENT
---	ROUND LINE SEGMENT
---	TITLE RESERVE EXCEPTION
---	OPTIONAL/RESERVED/UNASSIGNED RES
---	NOT FOUND
---	PERMITS/PERMITS/AS SHOWN
---	AND DESCRIBED
---	POWER EASEMENT
---	TELEPHONE CABLE
---	UTILITY EASEMENT
---	TEMPORARY CONSTRUCTION
---	DESIGN
---	BELOW
---	CATCH BASIN
---	UTILITY POLE
---	AREA LIGHT
---	STREETSIDE WITH SIGNAL
---	STREETSIDE
---	UTILITY POLE
---	PAINTED STREET ARROWS
---	PERCENTAGE SIGN
---	UTILITY/AVAILABILITY
---	MANHOLE
---	TREE
---	PALM TREE
---	THE NEAREST
---	REGISTRATION CONTROL VALUE

LINE	BEARING	DISTANCE
L1	N00°12'42"	25.00'
L2	S22°50'49"E	25.34'
L3	S89°59'14"E	91.86'
L4	N00°00'14"W	91.86'

CURVE	DATA	BEARING	LENGTH	TANGENT
C1	27°29'41"	S50°00'11"E	162.22'	81.25'
C2	7°15'16"	N88°00'11"E	11.77'	6.83'
C3	27°29'41"	S50°00'11"E	174.49'	89.79'
C4	27°29'41"	S50°00'11"E	174.49'	89.79'
C5	89°28'06"	S13°00'24"E	214.82'	149.85'

WESTWOOD PROFESSIONAL SERVICES, INC.
SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
BOUNDARY / TOPOGRAPHIC SURVEY ANALYSIS
ALTA/NSPS LAND TITLE SURVEY

REV: _____ DATE: _____ DESCRIPTION: _____

WALLACE MORRIS KLINE SURVEYING, L.L.C.
LAND SURVEY CONSULTING
6225 W. WARM SPRINGS ROAD, #100
LAS VEGAS, NEVADA 89114
PH. 702.212.3467 FAX. 725.204.1572

BALCONY/PATIO AREAS PROVIDED

UNIT TYPE	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR
QTY AREA	12 61 SF	12 61 SF	12 61 SF	12 61 SF
TOTAL BALKONY AREA PROVIDED:	144 732 SF	144 732 SF	144 732 SF	144 732 SF

BALCONY AREA REQUIRED

APARTMENT UNITS 44	AREA REQUIRED 9527 TOTAL AREA REQUIRED 39015 SF
TOTAL BALKONY AREA REQUIRED:	192
AVERAGE BALKONY AREA REQUIRED:	43 SF

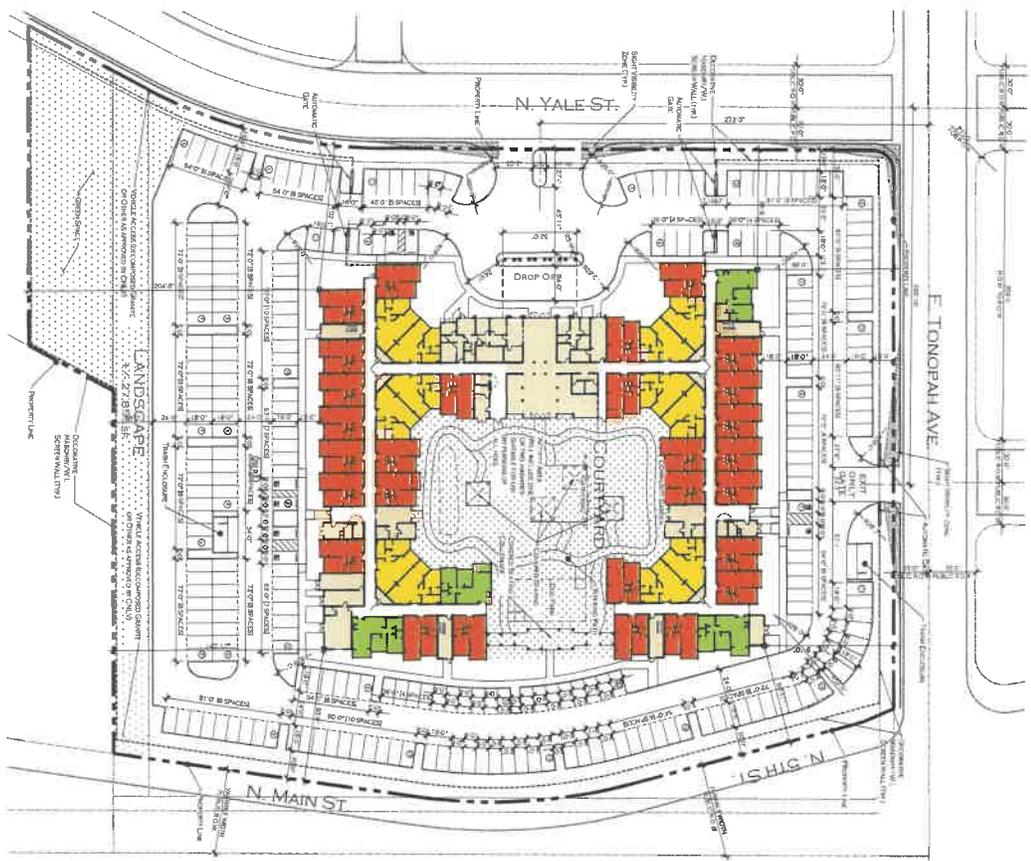
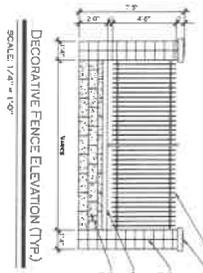
OPEN SPACE CALCULATIONS

PER TITLE 172.002(2) 200 SF OF OPEN SPACES REQUIRED PER DWELLING UNIT FOR A TOTAL OF 36,400 SF.

RECREATIONAL COURTYARD	RECREATIONAL SPACES PROVIDED	RECREATIONAL SPACES REQUIRED
RECREATIONAL COURTYARD	24,260 SF	24,260 SF
RECREATIONAL SPACES	27,895 SF	27,895 SF
LOBBY LOUNGE	2,541 SF	2,541 SF
MULTI-PURPOSE	891 SF	891 SF
SALOON LOUNGE	891 SF	891 SF
COMPUTER ROOM	891 SF	891 SF
FITNESS CENTER	730 SF	730 SF
LIBRARY	384 SF	384 SF
LAUNDRY LOUNGES	2,442 SF	2,442 SF
TOTAL INDOOR	8,385 SF	8,385 SF
TOTAL RECREATIONAL SPACES	60,901 SF	60,901 SF

IT SHOULD BE NOTED IN ADDITION TO THE RECREATIONAL OPEN SPACE PROVIDED AND DESCRIBED HEREIN FOR COMMUNITY ENJOYMENT, THE FACILITY IS ALSO BEING PROVIDED A RECREATIONAL COURTYARD. THE RECREATIONAL COURTYARD IS BEING PROVIDED AS A RECREATIONAL SPACE. ADDITIONALLY, THE RECREATIONAL COURTYARD IS BEING PROVIDED AS A RECREATIONAL SPACE. ADDITIONALLY, THE RECREATIONAL COURTYARD IS BEING PROVIDED AS A RECREATIONAL SPACE.

DEVELOPER/APPLICANT:
MCCORMACK BARON
SALAZAR, INC.
1701 W. BURNING WOOD DRIVE
SUITE 100
ST. LOUIS, MO 63105
314.621.3400



OLD ROSE GARDEN

NORTH LAS VEGAS, NEVADA

SITE INFORMATION

ZONING: RA/R2 - PROPOSED: PUD/PID
CURRENT: RESIDENTIAL - INDEPENDENT SENIOR LIVING
PROPOSED: RESIDENTIAL - INDEPENDENT SENIOR LIVING
APN:
(E) PARCEL NO. (1) 139-22-81-0041 3.86 ACRES
(E) PARCEL NO. (2) 139-22-81-0042 1.95 ACRES
PROPOSED PARCEL: 1.46 ACRES TO BE TRAFFICATED
APN: 139-22-81-0041 & 139-22-81-0042
APN: 139-22-81-0041 & 139-22-81-0042

GROSS AREA 253,083 NSF 5.81 ACRES
DENSITY: 192 / SF = 133.05 U/GA

UNIT MIX

UNIT TYPE	# UNITS	2500X
1 BED	192	94%
2 BED	150	94%
TOTAL UNITS	342	100%

PARKING REQUIREMENTS

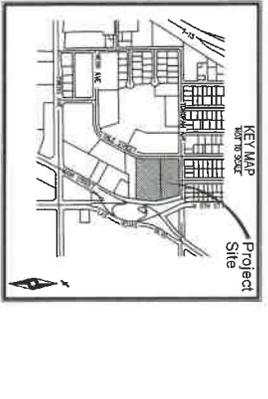
BASIC PARKING REQUIRED: RA ZONE
1 BED 192 @ 1.50 = 270
2 BED 150 @ 1.00 = 150
GUEST 192 @ 0.25 = 48
TOTAL REQUIRED: 342

TOTAL PROVIDED: 257

H/C PARKING REQUIREMENTS: 257 P.S. = 7
H/C PARKING PROVIDED: 257 P.S. = 7

UNIT MATRIX

Building	1 Bedroom	2 Bedroom	TOTAL
1	11	177	188
2	180	150	330
% UNIT MIX	6%	54%	100%



ARCHITECTURAL SITE PLAN
SCALE: 1" = 30'-0"



PROJECT NO.: 923066.1, DECEMBER 11TH, 2023

Copyright 2023 PERILMAN ARCHITECTS, LLC
MCCORMACK
BARON
SALAZAR



MCCORMACK
BARON
SALAZAR

Copyright ©2023 PERLMAN ARCHITECTS, LLC
This is a copyrighted drawing of the Architect of Record. It is the property of Perlman Architects, LLC. No part of this drawing may be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Perlman Architects, LLC.

OLD ROSE GARDEN

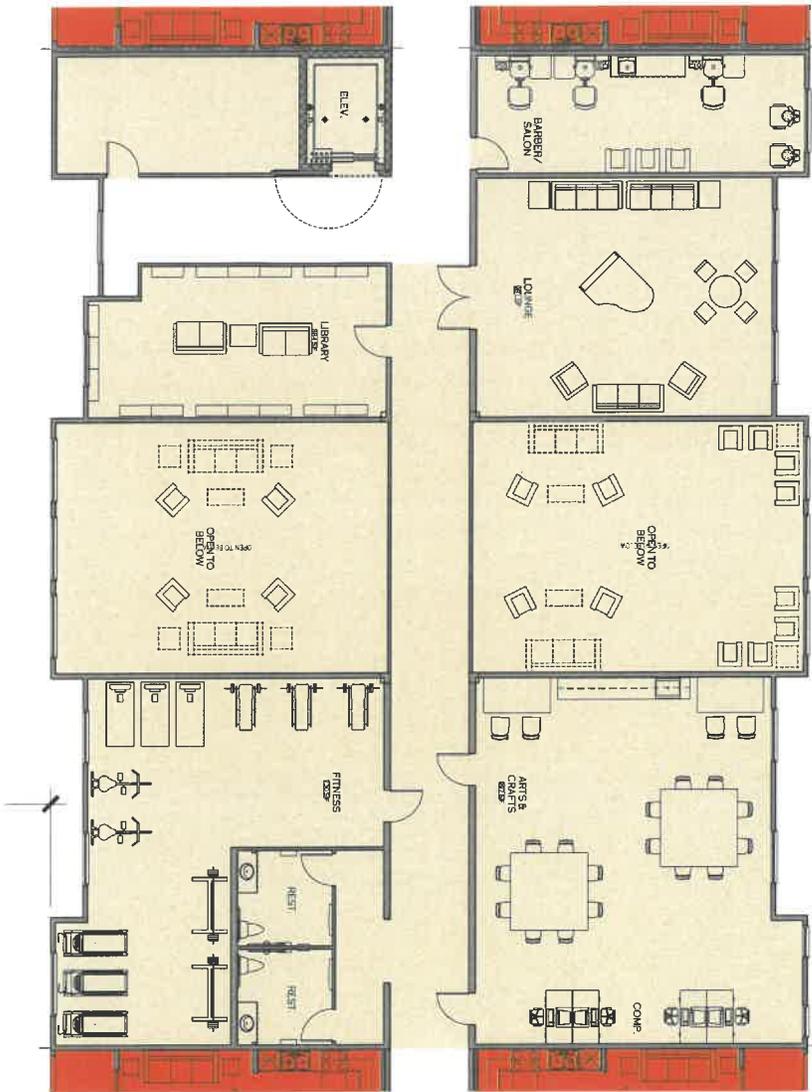
NORTH LAS VEGAS, NEVADA



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

PROJECT NO.: 923066.1, DECEMBER 11TH, 2023





© Copyright 2023, MELISSA ARCHITECTS, LLC
 MCCORMACK
 BARON
 SALAZAR

OLD ROSE GARDEN

NORTH LAS VEGAS, NEVADA

ENLARGED
 SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0"

PROJECT NO.: 923066.1, DECEMBER 11TH, 2023

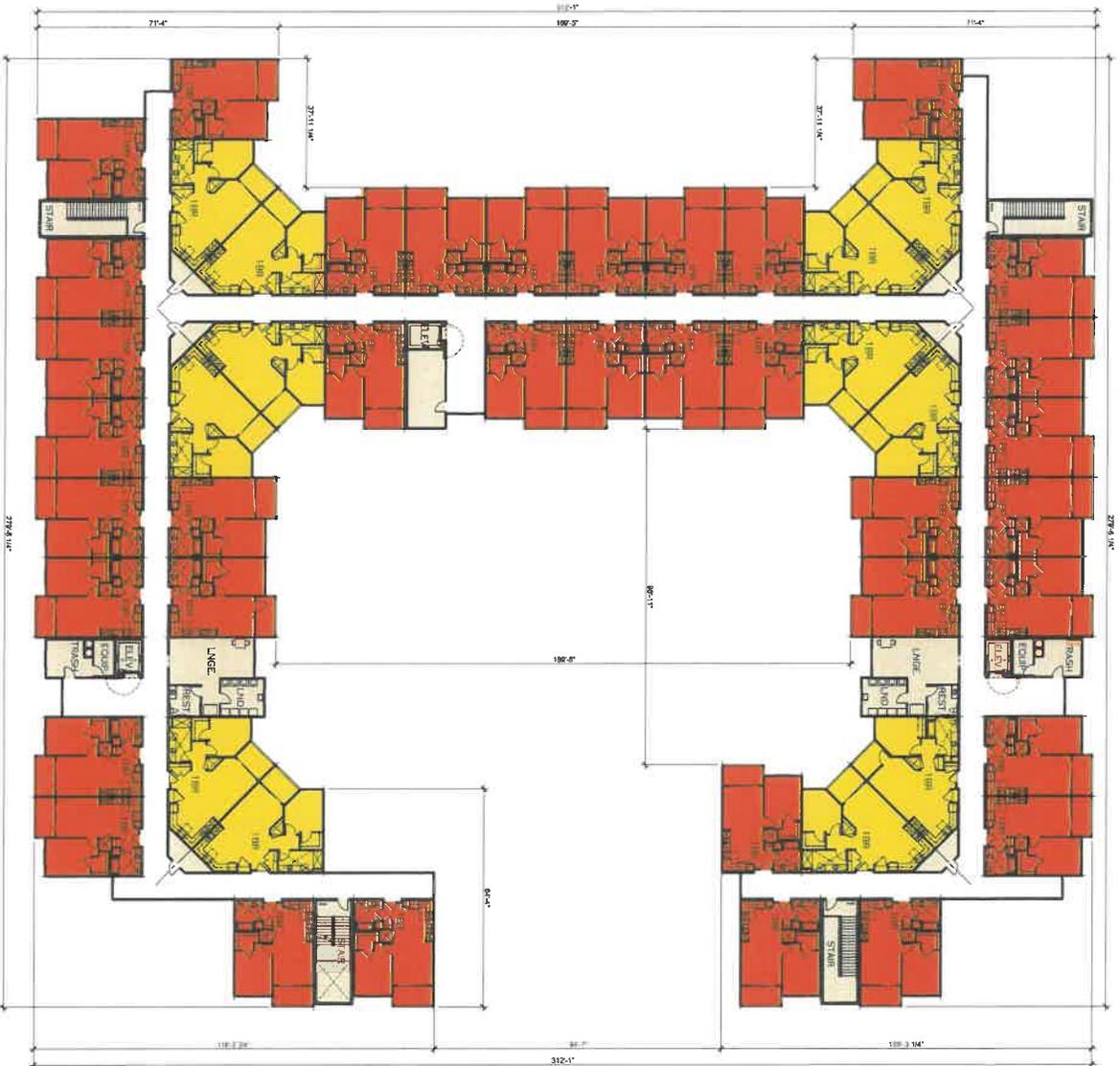


MCCORMACK
BARON
SALAZAR

OLD ROSE GARDEN
NORTH LAS VEGAS, NEVADA

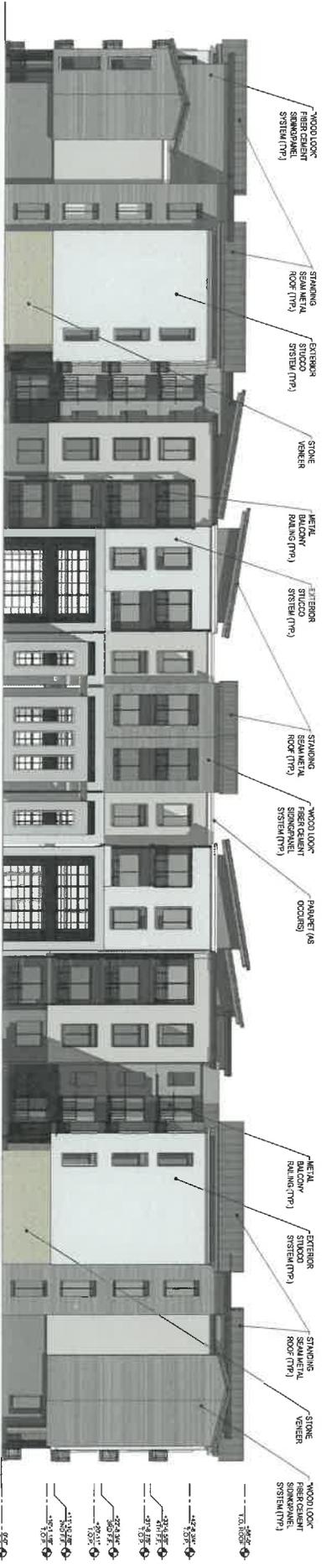


© Copyright 2023, PERLMAN ARCHITECTS, LLC
This document is the property of Perlman Architects, LLC. It is to be used only for the project and location specified herein. No part of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Perlman Architects, LLC.

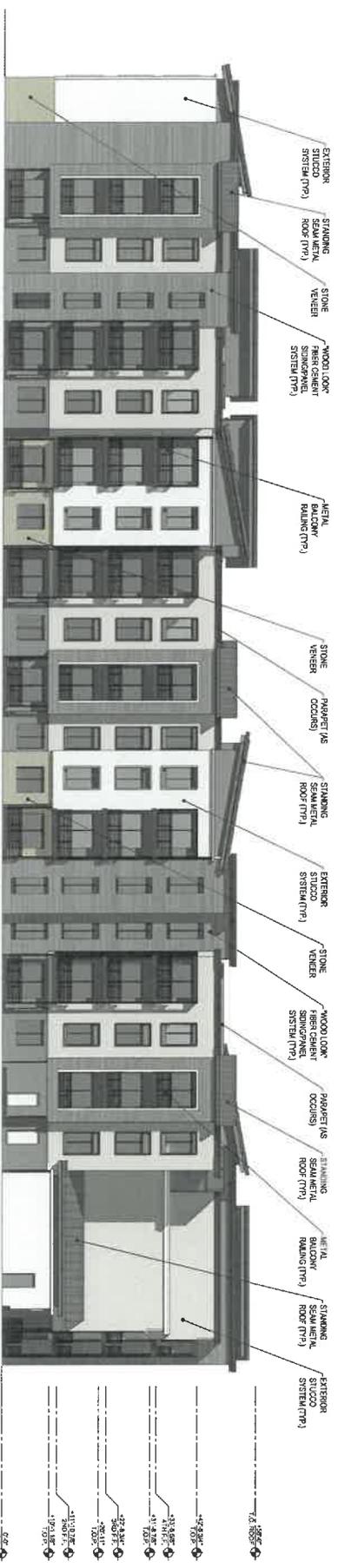


FOURTH FLOOR PLAN
SCALE 1/16" = 1'-0"

PROJECT NO.: 923056.1 | DECEMBER 11TH, 2023



WEST ELEVATION
(FACING YALE ST.)
SCALE 3/8" = 1'-0"



SOUTH ELEVATION
SCALE 3/8" = 1'-0"



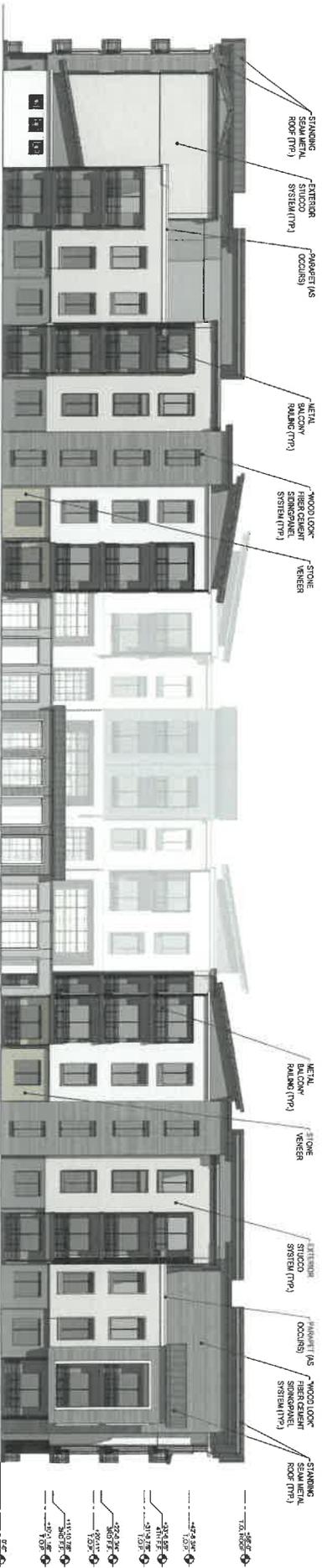
Copyright 2023, PERLMAN ARCHITECTS, LLC
 1800 North Las Vegas Boulevard, Suite 1000, Las Vegas, NV 89102
 PERLMAN ARCHITECTS, LLC
 1800 North Las Vegas Boulevard, Suite 1000, Las Vegas, NV 89102
 MCCORMACK
 BARON
 SALAZAR

OLD ROSE GARDEN

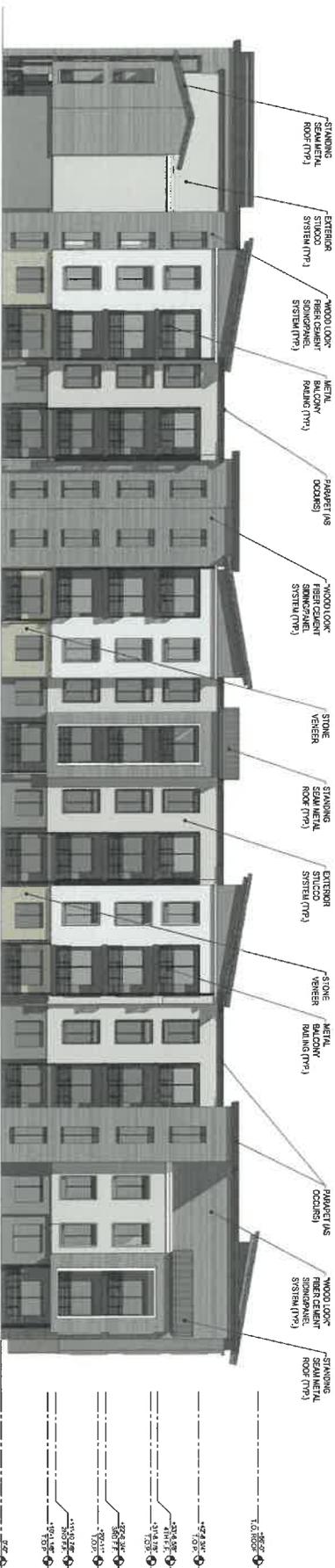
NORTH LAS VEGAS, NEVADA

PROJECT NO.: 923066.1, DECEMBER 11TH, 2023





EAST ELEVATION
(FACING 5TH ST./MAIN ST.)
SCALE 3/32" = 1'-0"



NORTH ELEVATION
(FACING TONOPAH AVE.)
SCALE 3/32" = 1'-0"



Copyright 2023, PERLMAN ARCHITECTS, LLC
 McCormack Baron Salazar
 1000 Las Vegas Blvd. S., Suite 1000, Las Vegas, NV 89101
 702.733.1111
 www.mbsa.com

OLD ROSE GARDEN

NORTH LAS VEGAS, NEVADA



PROJECT NO.: 923066.1 DECEMBER 11TH, 2023



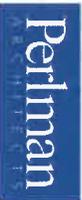
CONCEPTUAL RENDERINGS

Copyright 2023 PERLMAN ARCHITECTS, LLC
All Rights Reserved. No part of this document may be reproduced, stored in a retrieval system, or transmitted, in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of PERLMAN ARCHITECTS, LLC.
1848
STATE OF NEVADA
BOARD OF ARCHITECTS

**MCCORMACK
BARON
SALAZAR**

OLD ROSE GARDEN
NORTH LAS VEGAS, NEVADA

PROJECT NO.: 923066 | DECEMBER 11TH, 2023



Neighborhood Meeting Summary

On February 12, 2024, the applicant conducted a neighborhood meeting at The Neighborhood Recreation Center. Approximately, five surrounding neighbors attended. Also present at the meeting were representatives from the Southern Nevada Housing Authority, McCormack Barron Salazar, Councilwoman Ruth Garcia Anderson and Councilman Isaac Baron.

The neighbors asked questions about parking, age qualifications, height of building, amenities and if other commercial uses would be allowed because the zoning category being sought was PUD.

Overall, no opposition was expressed.



Real Property Management
 1180 Military Tribute Place
 Henderson, NV 89074

School Development Tracking Form

<http://facilities.ccsd.net/departments/real-property-management/>

Date Filed 04/16/2024 Application Number ZN-000005-2024 Entity NLV

Company Name Southern Nevada Regional Housing Authority

Contact Name _____

Contact Mailing Address _____

City _____ State _____ Zip Code _____

Phone (000) 000-0000 Email _____

Project Name Old Rose Garden - Tonopah Ave & Yale Street

Project Description Develop a 192- unit multi-family housing development
 Located southeast corner of Yale Street & Tonopah Ave
 5.81 Gross Acres

APN's 139-22-810-041 & 042

Student Yield	Elementary School	Middle School	High School
Single-Family Units (1)	x 0.142 = 0	x 0.080 = 0	x 0.130 = 0
Multi-Family Units (2) 192	x 0.124 = 24	x 0.061 = 12	x 0.080 = 16
Resort Condo Units (3)			
Total	24	12	16

(1) Single Family unit is defined as single family detached home, mobile home, and townhouse.

(2) Multi-Family unit is defined as apartment, multiplexes, and condominiums.

(3) Resort Condominium units for tracking purposes only.

* To be completed by CCSD

Schools Serving the Area*					
Name	Address	Grade	Capacity	Enrollment	Site Date
Martinez, Reynaldo L. ES	350 East Judson Ave	K-5	507	454	04/01/24
Bridger, Jim MS	2505 North Bruce Street	6-8	1432	1106	04/01/24
Rancho HS	1900 Searles Ave	9-12	2368	2849	04/01/24

* CCSD Comments Rancho High School is over program capacity for the 2023-2024 school year. Rancho High School is 120.31% over program capacity.

Approved Disapproved

NOTES

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/FEET WHEN MADE REDUCED FROM 1:1X7 ORIGINAL.

MAP LEGEND

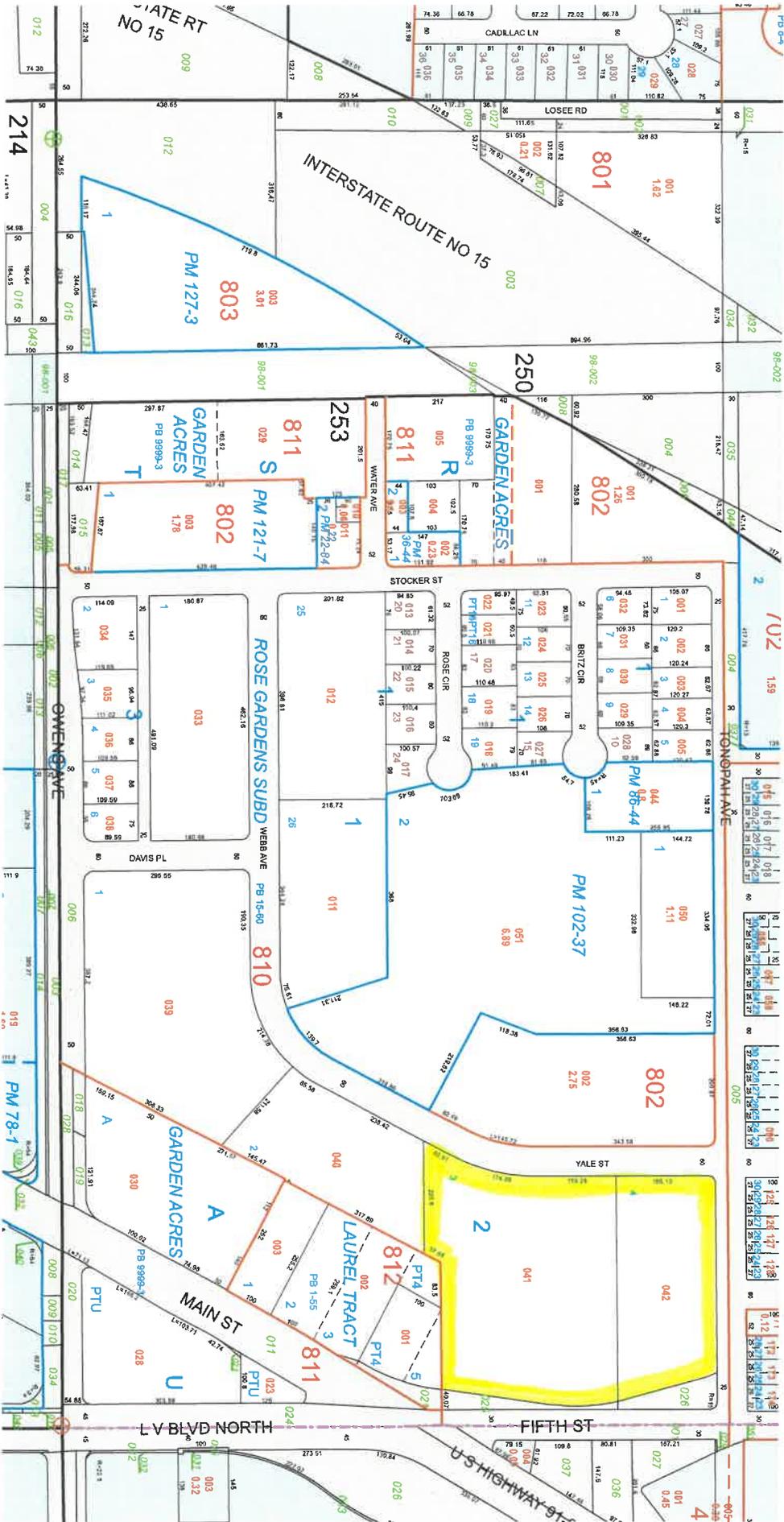
- PARCEL BOUNDARY
- SUB BOUNDARY
- PHLD BOUNDARY
- ROAD EASEMENT
- MATCH / LEASER LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- HISTORIC PHLD BOUNDARY
- SECTION LINE
- CONDOMINIUM UNIT
- AIR SPACE POL
- RIGHT OF WAY POL
- SUB-SURFACE POL
- PB 2445 PLAT RECORDING NUMBER
- 5 LOT NUMBER
- 6-6 GOV. LOT NUMBER
- 001 ROAD PARCEL NUMBER
- 001 PARCEL NUMBER
- 1.00 ACRES
- 202 PARCEL SUBSEQ NUMBER
- 5 BLOCK NUMBER

BOOK	T20S	R61E
125	124	123
138	139	140
163	162	161

SEC.	22
1	2
3	4
5	6
7	8

MAP	S 2 SE 4
1	2
3	4
5	6
7	8

139-22-8

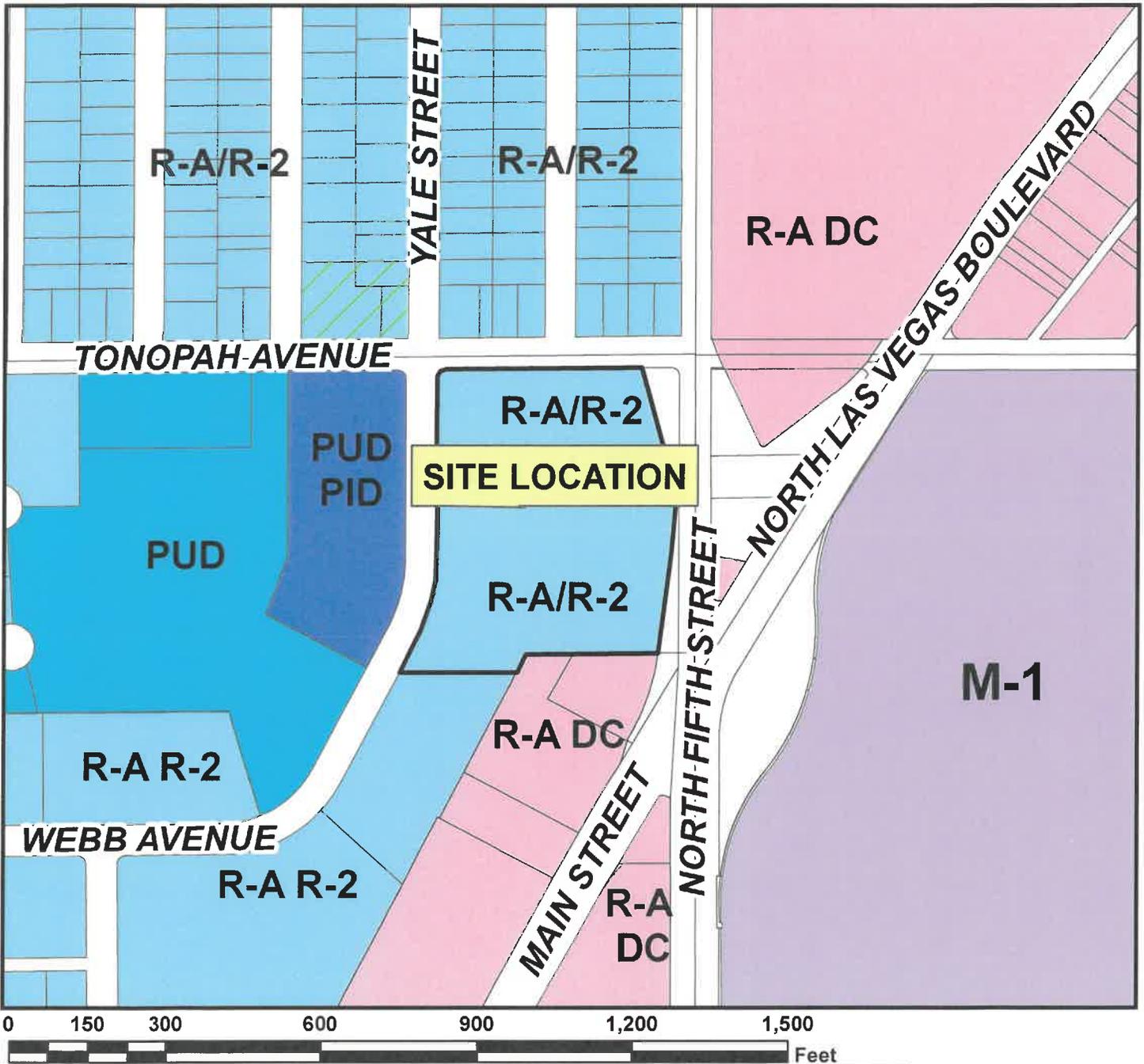


TAX DIST 250,253

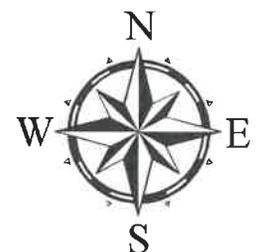


THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: Southern Nevada Regional Housing Authority
 Application Type: Property Reclassification
 Request: From R-A/R-2 (Medium Density Residential Subdistrict) to PUD/PID (Planned Unit Development District/Planned Infill Development District) Consisting of a 192-Unit, Multi-Family Housing Development
 Project Info: Southeast Corner of Tonopah Avenue and Yale Street
 Case Number: ZN-05-2024



03/05/2024