

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 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,

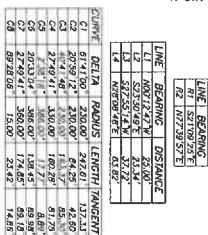
KAEMPFER CROWELL



Jennifer Lazovich

JL/jmd

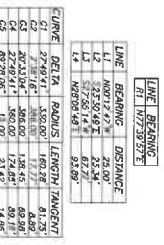
ALTA/NSPS LAND TITLE SURVEY



WALLACE MORRIS KLINE
SURVEYING, LLC.
LAND SURVEY CONSULTING
6525 W. WARM SPRINGS ROAD, #100
LAS VEGAS, NEVADA 89118
PH:702.212.3967 FX:725.204.1573

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

LYING WITHIN A PORTION OF THE SOUTHEAST QUARTER (SE1/4) 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



IRRIGATION CONTROL VALVE

PALM TREE
FIRE MODERANT

	MANHOLE
	TREE

	UTILITY/WEIGHTAGE	SIGN
$+1-q^k$		

PAINTED STREET ARROWS

STRETLIGHT WITH SIGNAL

BOLLARD

CATCH BASIN

T	TELEPHONE EASEMENT
U	UTILITY EASEMENT

	X	()	
FOUND MONUMENTATION AS AND DOCUMENTS			NOT FOUND

R1	RADIAL LINE SEGMENT
ES1.4	TITLE REPORT EXCEPTION

APN	ASSESSOR'S PARCEL NUMBER
11	LINE 1 AND SEGMENT

2703
TRE LINE

EDGE OF TRAIL

EDGE OF ROCKS

EDGE OF CONCRETE
EXISTING 2" CI/BB

ADJOINING LOT LINE

EDGE OF ASPHALT


SECTION LINE

SIXTEENTH SECTION LINE

LEGEND

SUBJECT PROPERTY BOUND

SOUTH, RANGE 61 EAST,

OF 3 SHEETS SHEET 3	DATE:	1/11/24	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, LLC. LAND SURVEY CONSULTING 6925 W. WARM SPRINGS ROAD, #100 LAS VEGAS, NEVADA 89118 PH: 702.212.3967 FAX: 725.294.1572
	DRAWN BY:	JMK					
	CHECKED BY:	JMK					
	FIELD NO.						
	CAD FILE NO.						
	SHEET	3					

	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR
WARTER	QTY AREA	QTY AREA	QTY AREA	QTY AREA
1.000000	32 61.85	32 61.85	32 61.85	32 61.85
1.000000 CORNER	12 61.85	12 61.85	12 61.85	12 61.85
2.000000	4 59.57	4 59.57	4 59.57	4 59.57
TOTAL	44 230.57	44 230.57	53 339.57	49 310.57

TOTAL BALCONIES PROVIDED (1 PER UNIT): 192

TOTAL BALCONY AREA PROVIDED: 12,298 S.F.

AVERAGE BALCONY AREA PROVIDED: 63.8 S.F.

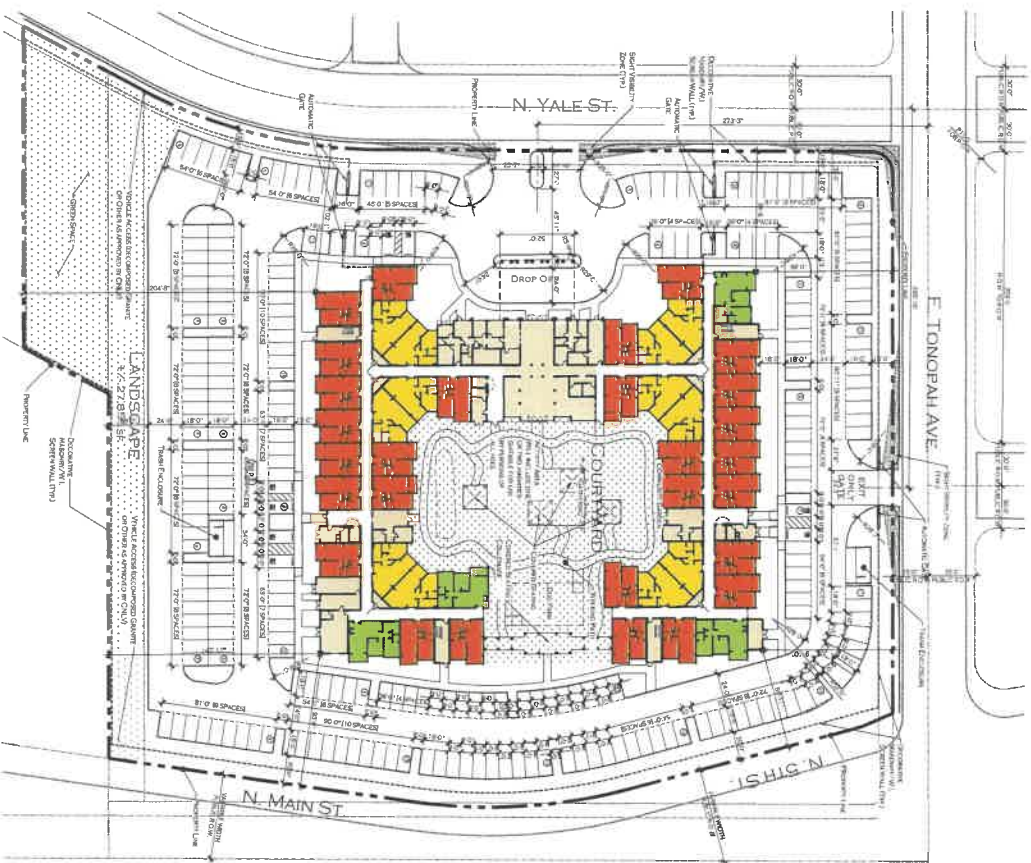
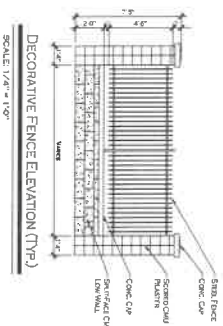
GROUND FLOOR UNITS	44	AREA REQUIRED	80 S.F.	TOTAL AREA REQUIRED	3,500 S.F.
UPPER FLOOR UNITS	148	AREA REQUIRED	40 S.F.	TOTAL AREA REQUIRED	5,960 S.F.
TOTAL BALCONIES REQUIRED (1 PER UNIT):					192
TOTAL BALCONY AREA REQUIRED:					9,440 S.F.
AVERAGE BALCONY AREA REQUIRED:					49 S.F.

PER TABLE 17.24.020.2 200 S.F. OF OPEN SPACE IS REQUIRED PER DWELLING UNIT FOR A TOTAL OF 38,400 S.F.

RECREATIONAL COURTYARD	24,200 S.F.
DEDICATED LANDSCAPE	27,895 S.F.
INDOOR RECREATIONAL SPACES	25,541 S.F.
MULTI-PURPOSE	991 S.F.
SALON & LOUNGE	991 S.F.
APARTS & CHAMBERS	907 S.F.
COMPUTER ROOM	790 S.F.
FITNESS CENTER	384 S.F.
LIBRARY	344 S.F.
LANDSCAPE LOUNGES	2,702 S.F.
TOTAL, INDOOR	8,395 S.F.
RECREATIONAL SPACES	50,501 S.F.
TOTAL OPEN SPACE PROVIDED	60,501 S.F.

CONCRETE WALLS	8,980 SF
TOTAL OPEN SPACE PROVIDED	60,501 SF

IT SHOULD BE NOTED, IN ADDITION TO THE RECREATIONAL OPEN SPACE PROVIDED AND NUMEROUS AREAS FOR COMMUNITY GATHERING, THE FACILITY IS ALSO BEING PROVIDED A SOCIAL CASE WORKER'S OFFICE AND A SMALL DOCTOR'S OFFICE FOR THE CONVENIENCE OF THE RESIDENTS. ADDITIONALLY, THE SETBACK ON THE EAST SIDE OF THE PROPERTY (ALONG N. 5TH STREET/ N. MAIN ST) WILL BE TREATED WITH ENHANCED LANDSCAPING.



ZONING:
CURRENT: RA/R2 PROPOSED: PUD/PID
PROPOSED: RESIDENTIAL - INDEPENDENT SENIOR LIVING
APN:

APN

PROPOSED PARCEL: (APPROXIMATE TO BE VETTERED)
(E) PARCEL NO. (1) 139-22810041 3.86 ACRES
(E) PARCEL NO. (2) 139-22810042 1.95 ACRES

GROSS AREA 253,083 NSF 5.81 ACRES

DENSITY: 192 / 5.81 = 33.05 U/GA

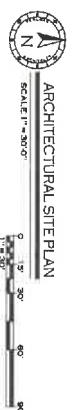
UNIT TYPE	# UNITS	% MIX
1 BED 1 BATH	180	94%
2 BED 2 BATH	12	6%
TOTAL UNITS	192	100%

BASIC PARKING REQUIRED:		RAZON:	
1 BED	180' 1.50=	270	0.75= 203
2 BED	12' 2.00=	24	0.75= 18
GUEST	192 0.25=	48	0.75= 36
TOTAL REQUIRED:	342		257

TOTAL PROVIDED:	257
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H/C PARKING REQUIRED: 257 P.S. 7
H/C PARKING PROVIDED: 8

Parcel #	2 Bedroom	1 Bedroom	Total
Building 1	Type A Type B	Type A Type B	
1	11	3	177
12		180	192
% Unit Mix	6%	94%	100%



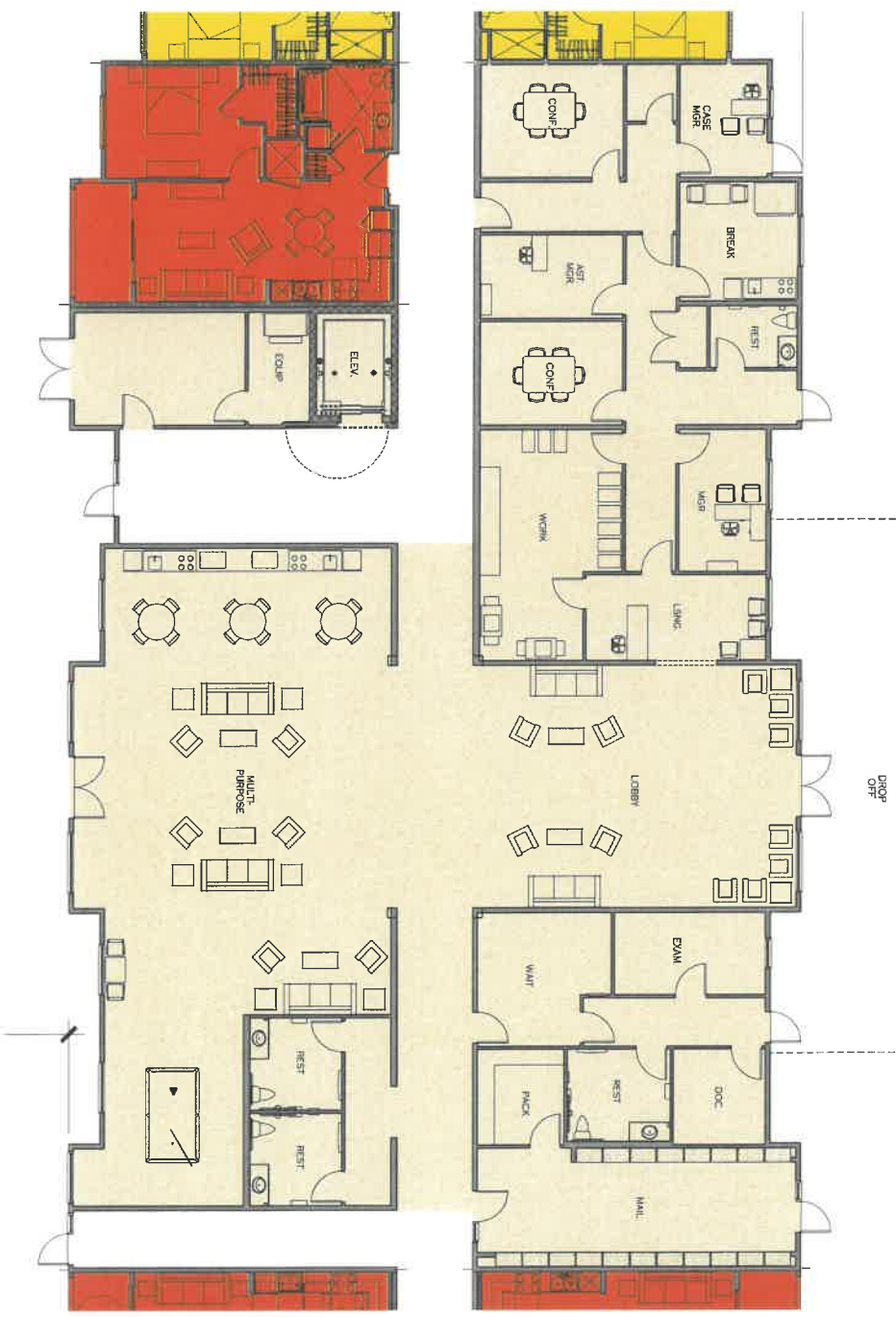
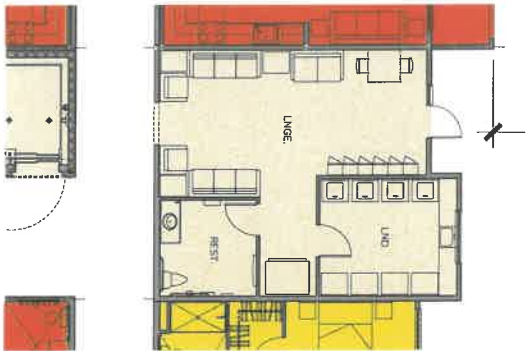


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OLD ROSE GARDEN
NORTH LAS VEGAS, NEVADA



PROJECT NO.: 923066.1 DECEMBER 11TH, 2023



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BARON
SALAZAR

OLD ROSE GARDEN

NORTH LAS VEGAS, NEVADA

ENLARGED
 FIRST FLOOR PLANS
 SCALE 3/8" = 1'-0"

PROJECT NO.: 923066.1 DECEMBER 11TH, 2023





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crystal and subject to Orange

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MCCORMACK
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SALAZAR

OLD ROSE GARDEN

NORTH LAS VEGAS, NEVADA

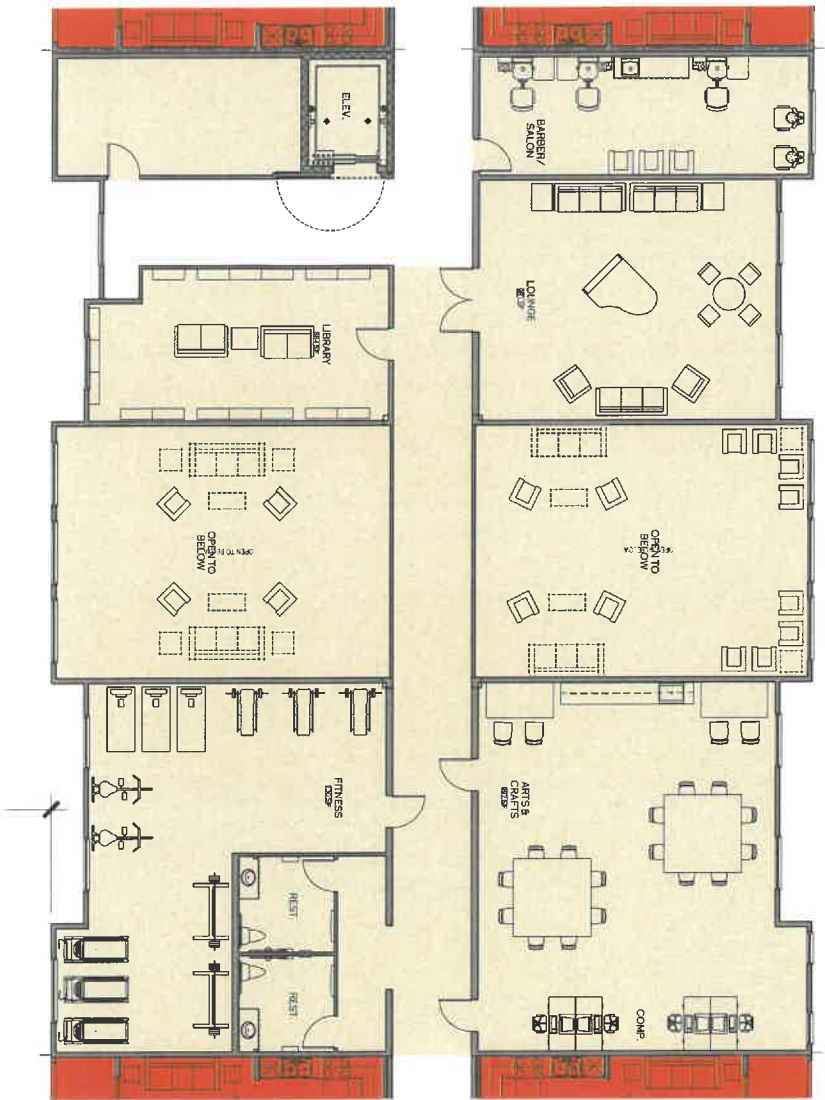


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ENLARGED
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



PROJECT NO.: 923066.1, DECEMBER 11TH, 2023





THIRD FLOOR PLAN
SCALE: 1/16" = 1'-0"

PROJECT NO.: 923066.1 DECEMBER 11TH, 2023



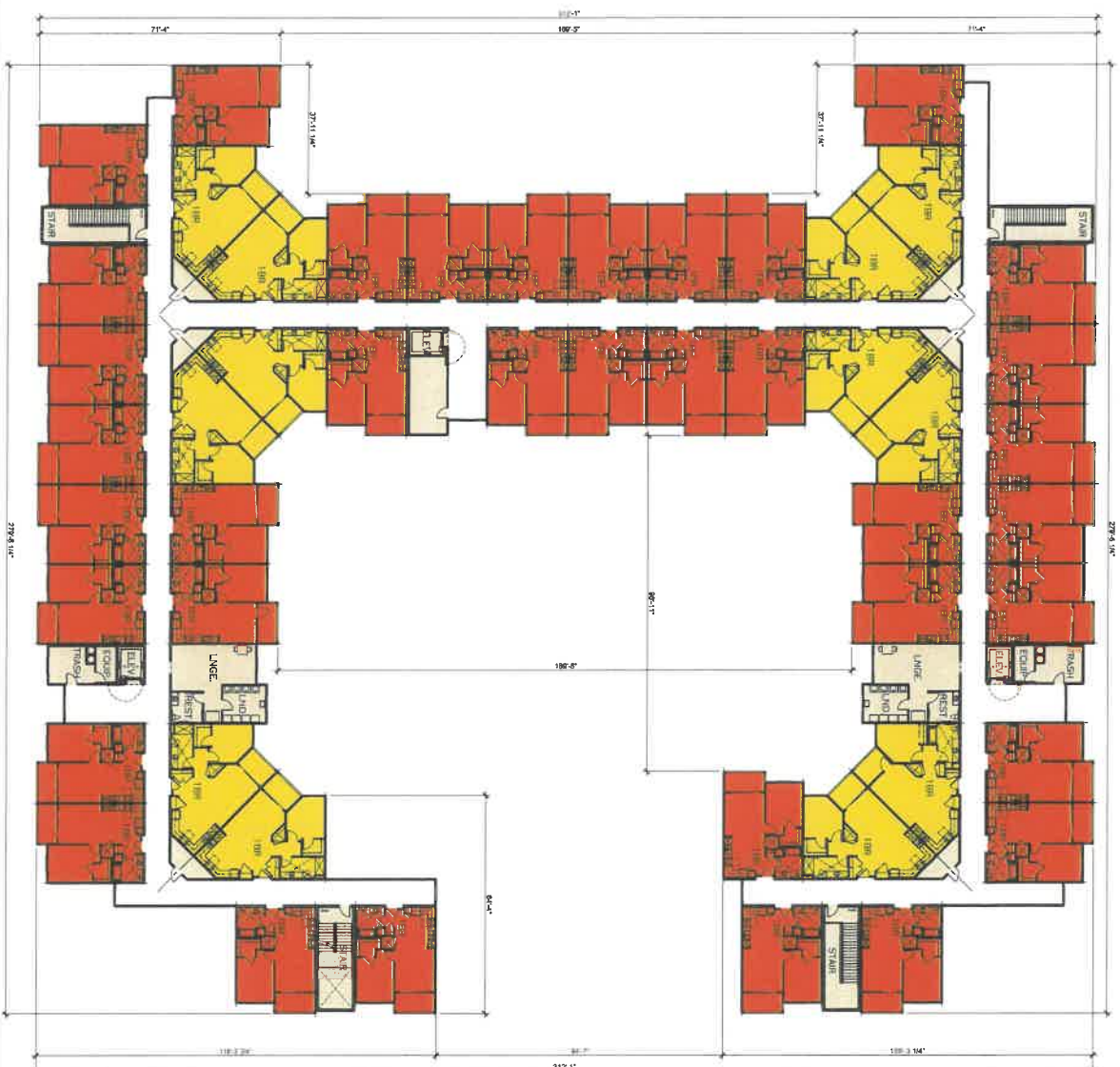


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OLD ROSE GARDEN

NORTH LAS VEGAS, NEVADA



PROJECT NO.: 923066.1 DECEMBER 11TH, 2023





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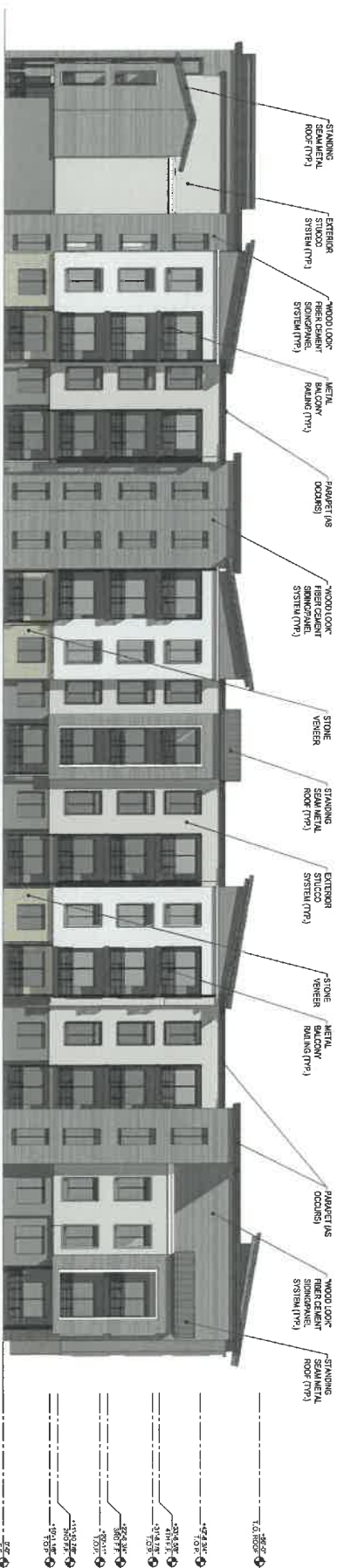
OLD ROSE GARDEN
NORTH LAS VEGAS, NEVADA

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"



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OLD ROSE GARDEN

NORTH LAS VEGAS, NEVADA

PROJECT NO.: 923066.1 DECEMBER 11TH, 2023





CONCEPTUAL RENDERINGS



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DAVID A. PERLMAN
REGISTERED ARCHITECT
STATE OF NEVADA
NO. 18448
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 MAP REDUCED FROM 11X17 ORIGINAL

MAP LEGEND

- ASSESSOR'S PARCELS - CLARK COUNTY, NV.
Briana Johnson - Assessor
- PARCEL BOUNDARY
SUB BOUNDARY
PMD BOUNDARY
ROAD EASEMENT
MATCH / FINDER LINE
HISTORIC LOT LINE
HISTORIC SUB BOUNDARY
SECTION LINE
- CONDOMINIUM UNIT
AIR SPACE PCL
RIGHT OF WAY PCL
SUB-SURFACE PCL
- 007 ROAD PARCEL NUMBER
001 PARCEL NUMBER
1.00 ACREAGE
202 PARCEL SUBSEQ NUMBER
PB 24-45 PLAT RECORDING NUMBER
5 BLOCK NUMBER
5 LOT NUMBER
56.5 GOV. LOT NUMBER

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

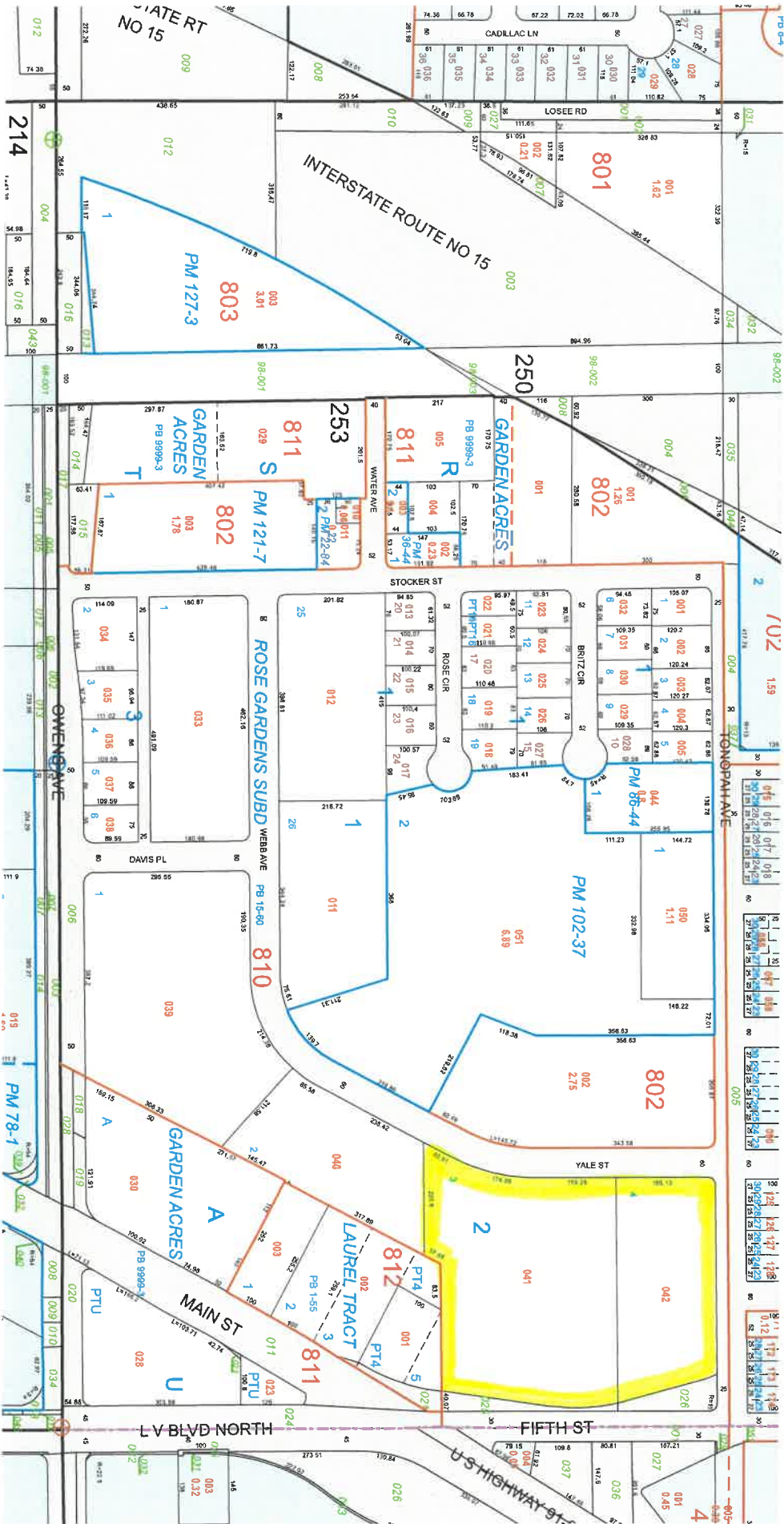
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99	100

Scale: 1" = 200'

Rev. 4/5/2021

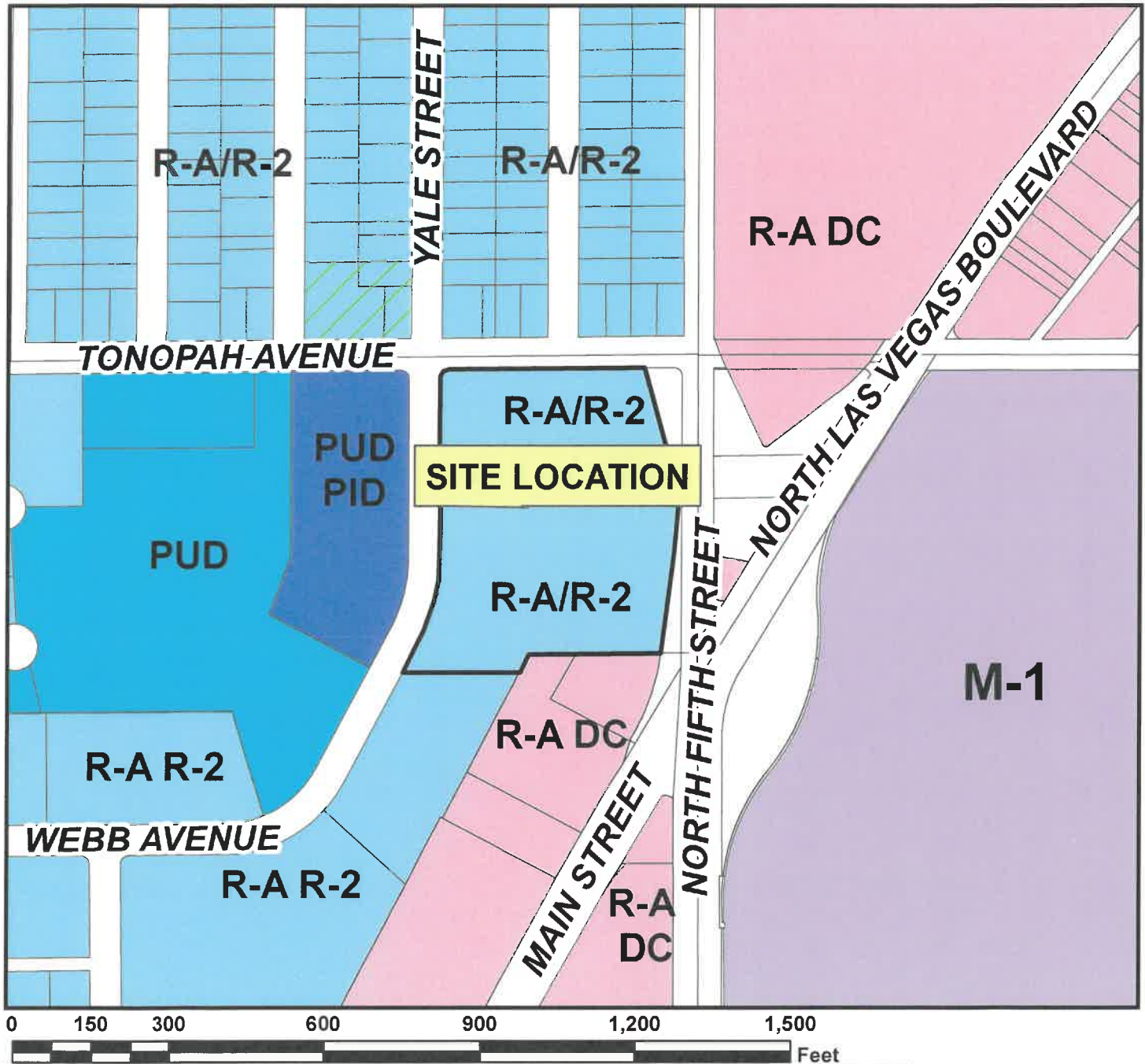
139-22-8





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

