

CITY OF NORTH LAS VEGAS INTEROFFICE MEMORANDUM

To: Bryan Saylor, Planner, Land Development & Community Services
From: Jimmy Love, Land Development Project Leader, Department of Public Works
Subject: WAV-05-2024 **Pecos & Rome Apartments**
Date: July 18, 2024

The Department of Public Works has no objection to the requested waiver for the amount of proposed parking by the proposed site located at the intersection of Pecos Road and Rome Boulevard.

Jimmy Love



Digitally signed by Jimmy Love
DN: cn=JUS, 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: 2024.07.18 13:33:26 -07'00'

Jimmy Love, Major Projects Coordinator
Department of Public Works

July 1, 2024

VIA ELECTRONIC UPLOAD

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

**Re: *Justification Letter – Amended Site Plan Review for Multi-Family
Development, Variance to Increase Building Height, and Waiver
to Reduce Parking
NPR – Pecos/Rome
APN: 124-24-801-006***

To Whom It May Concern:

This firm represents the Applicant in the above referenced matter. The Applicant is proposing to amend a previously approved multi-family project on 4.23 acres of property located at the southeast corner of Rome Boulevard and Pecos Road (the “Property”). The Property is more particularly described as Assessor’s Parcel Number’s 124-24-801-006. Along with the site plan review for a multi-family development, the Applicant is also requesting a variance to increase building height and a waiver to reduce parking.

By way of background, the North Las Vegas Planning Commission approved ZN-02-2022 rezoning the Site to R-3 and SPR-01-2022 allowing for a 100-unit multi-family development on the Site. The Applicant is now requesting to amend the previously approved multi-family development.

SITE PLAN REVIEW

The Applicant is requesting to develop a 105-unit multi-family development on the Property. Like the previously approval, main access to the Property is from Pecos Road with a secondary access point from Rome Boulevard. Unlike the previous approval, the number of multi-family buildings are reduced from seven (7) buildings to two (2) buildings. One multi-family building will be located along the north portion of the Property adjacent to Rome Boulevard with the second building centrally located on the Property. The office/leasing and clubhouse will be located in the central building. The clubhouse will offer additional amenities such as a gym, common space, and conference and business center rooms. There will be additional programmable open space areas like the pool courtyard area, playground area immediate south of the central building, and roof deck. The total amount of open space is 42,000 square feet where a minimum of 42,000 square feet is required. The unit mixture is as follows: 10 one-bedroom units, 20 two-bedroom units, 55 three-bedroom units, and 20 four-bedroom units. Each units includes a patio or balcony. The Property meets all landscaping and setback requirements.

Variance to Increase Building Height

In an R-3 zoned district, the maximum building height is 35-feet. The Applicant is proposing to build two multi-family buildings each 4-stories and at a maximum height of 60-feet 6-inches. The maximum height of 60-feet 6-inches is only to the top of the elevator shaft. Also, small portions of each building will measure to a height of 55-feet to the parapet to shield stair access to the roof. Rather, the majority of each building's height is 48-feet. As such, the Applicant is requesting a variance to increase the building height. The increase in height is appropriate for the following reasons:

- Immediately to the west is an existing multi-family development with approximately 15 multi-family buildings each 3-stories.
- The property to the east across Pecos Road is a large regional detention basin.
- The property to the north across Rome Boulevard is undeveloped and zoned C-2.
- The properties to the south and southwest are undeveloped and zoned C-2.
- The finished floor height at the 4th level is less than 33-feet in height.
- The Site is only 4.23 acres. Other properties for multi-family developments in the area are much larger including the development immediately west which sits on 14.44 acres. The neighboring property is more than three times the Site. Therefore, in order to achieve similar densities, the Applicant must go vertical.
- There are no single-family residential uses or single-story buildings near the Site.

For the above reasons, the variance to increase the building height is appropriate and compatible with the area.

Waiver to Reduce Parking

The Site will provide 225 parking spaces where 264 parking spaces are required. The approximately 15% reduction is appropriate for the following reasons:

- The Applicant operates thousands of units nationally and maintains a general parking ratio 2.1 parking spaces per unit.
- The Site is near public transportation stops.
- There are increasingly new transportation methods being utilized including ride-sharing options.

In addition to the justifications listed above in support of the waiver and pursuant to Title 17.12.070(L), in exchange for the waiver request the Applicant offers the following compensating benefits:

- Additional bike rack parking.
- Additional Landscaping to reduce the heat island effect.

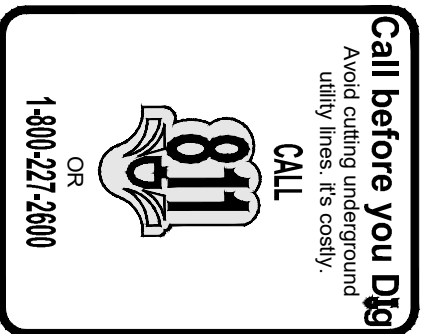
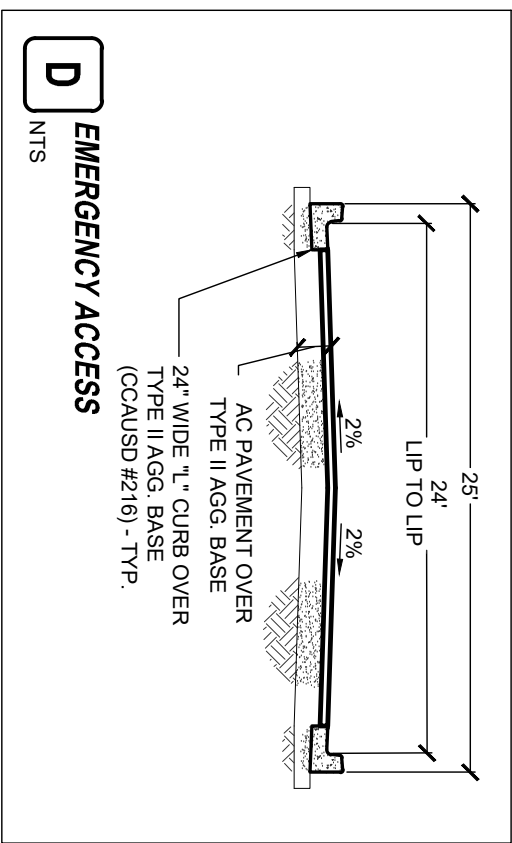
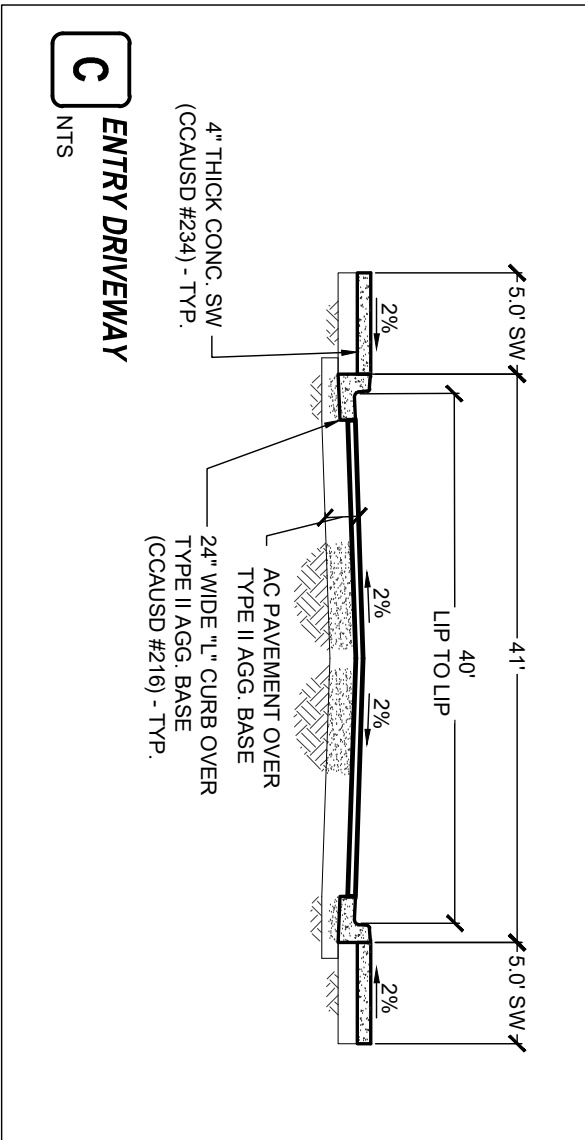
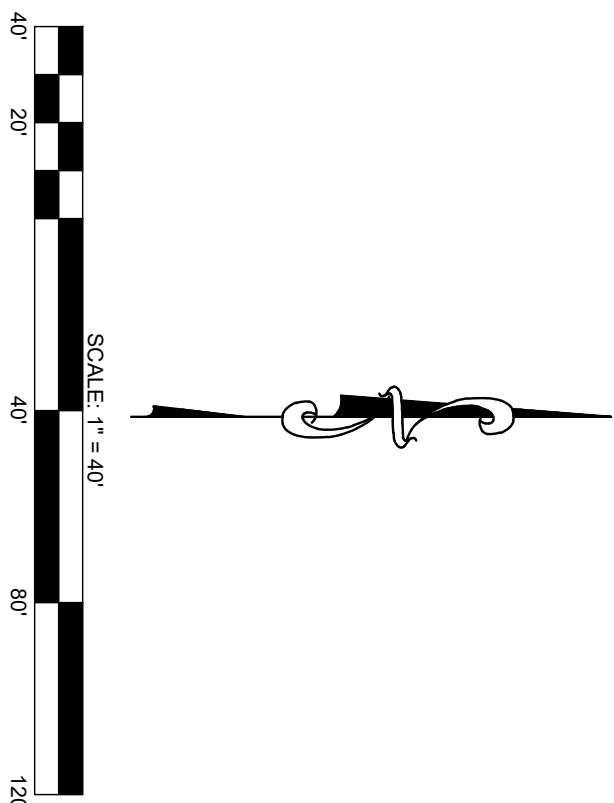
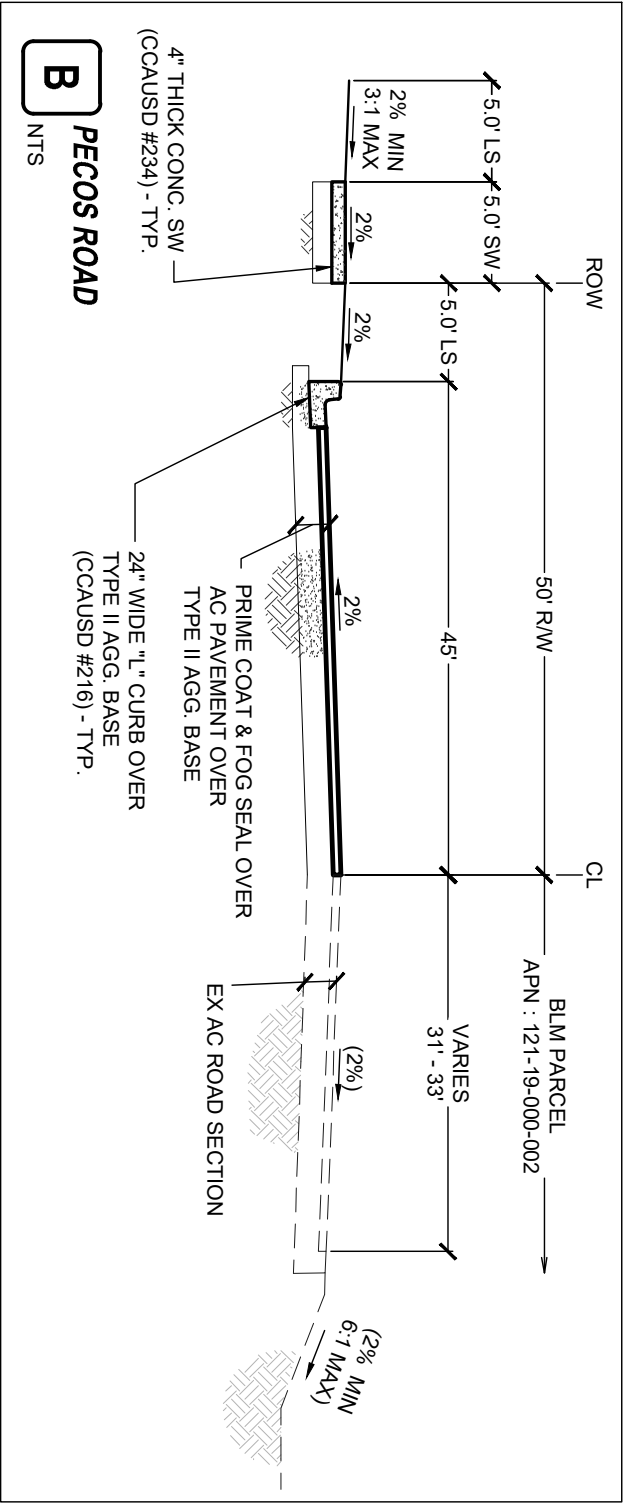
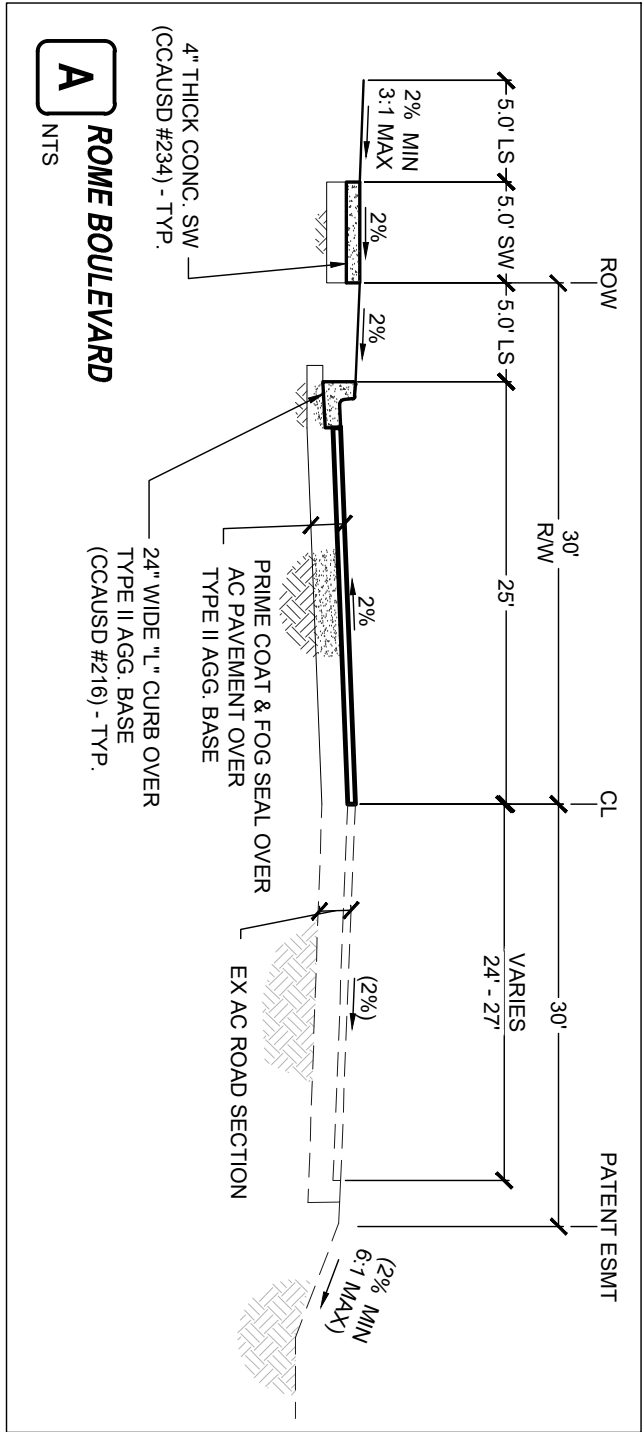
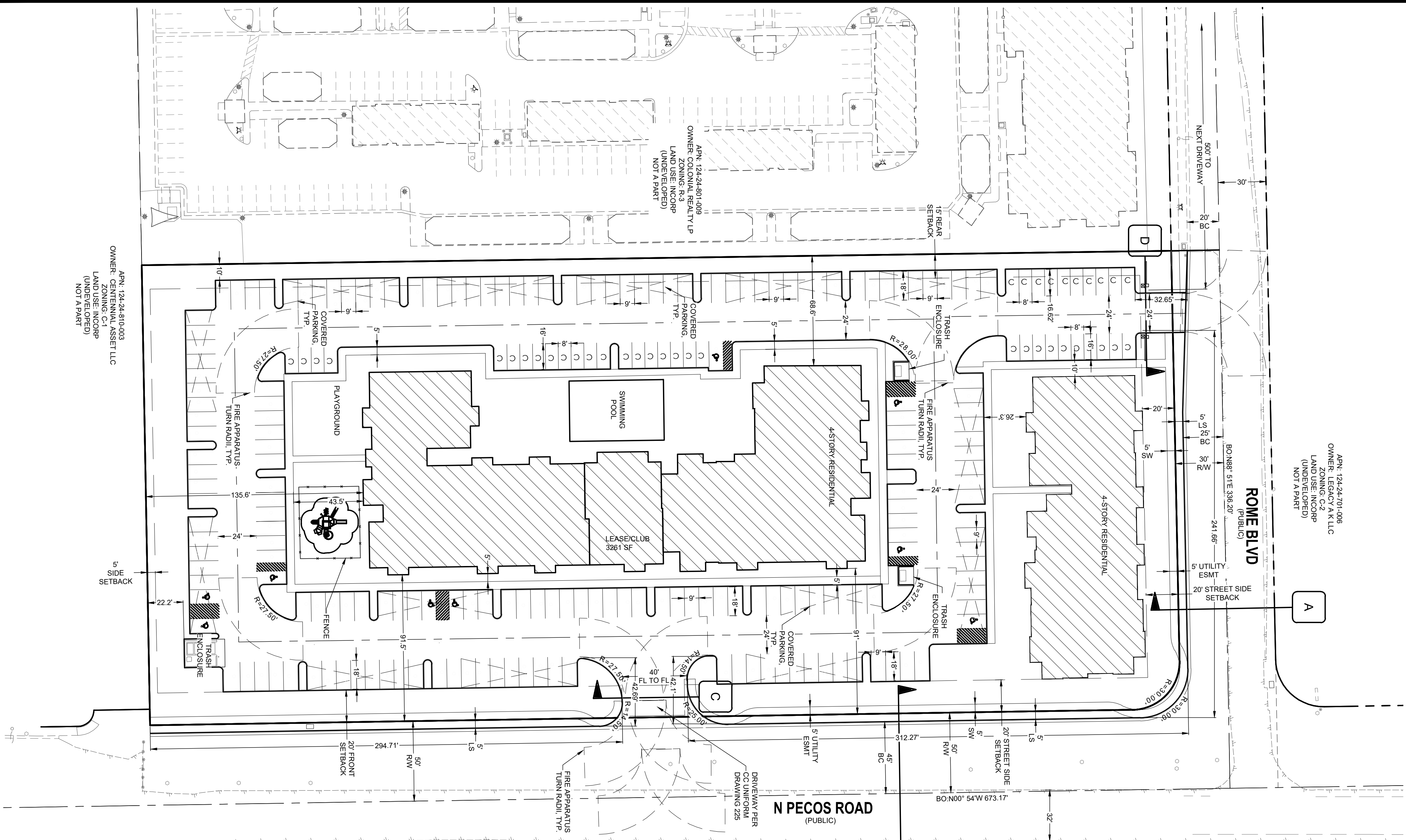
Thank you in advance for your consideration. Please do not hesitate to let me know if you have any questions or concerns.

Sincerely,

KAEMPFER CROWELL

A handwritten signature in blue ink, appearing to read "Anthony J. Celeste", with a long horizontal flourish extending to the right.

Anthony J. Celeste



UTILITY LOCATIONS _____

WATER THE NEAREST WATER CONNECTIONS ARE AN EXISTING 8" PUBLIC MAIN IN HOME BOLLARD AND AN EXISTING 8" PUBLIC MAIN IN SLOCS ROAD TO THE NORTH AND EAST

SEWER THE SEWER CONNECTION IS AN EXISTING 18" SEWER PROVIDED IN SLOCS ROAD AND HOME ROUTED TO THE NORTH AND EAST OF THE PROJECT. THE END OF MONTH HAS BEARS IS THE LOCATION.

PROPOSED PARKING SPACES _____

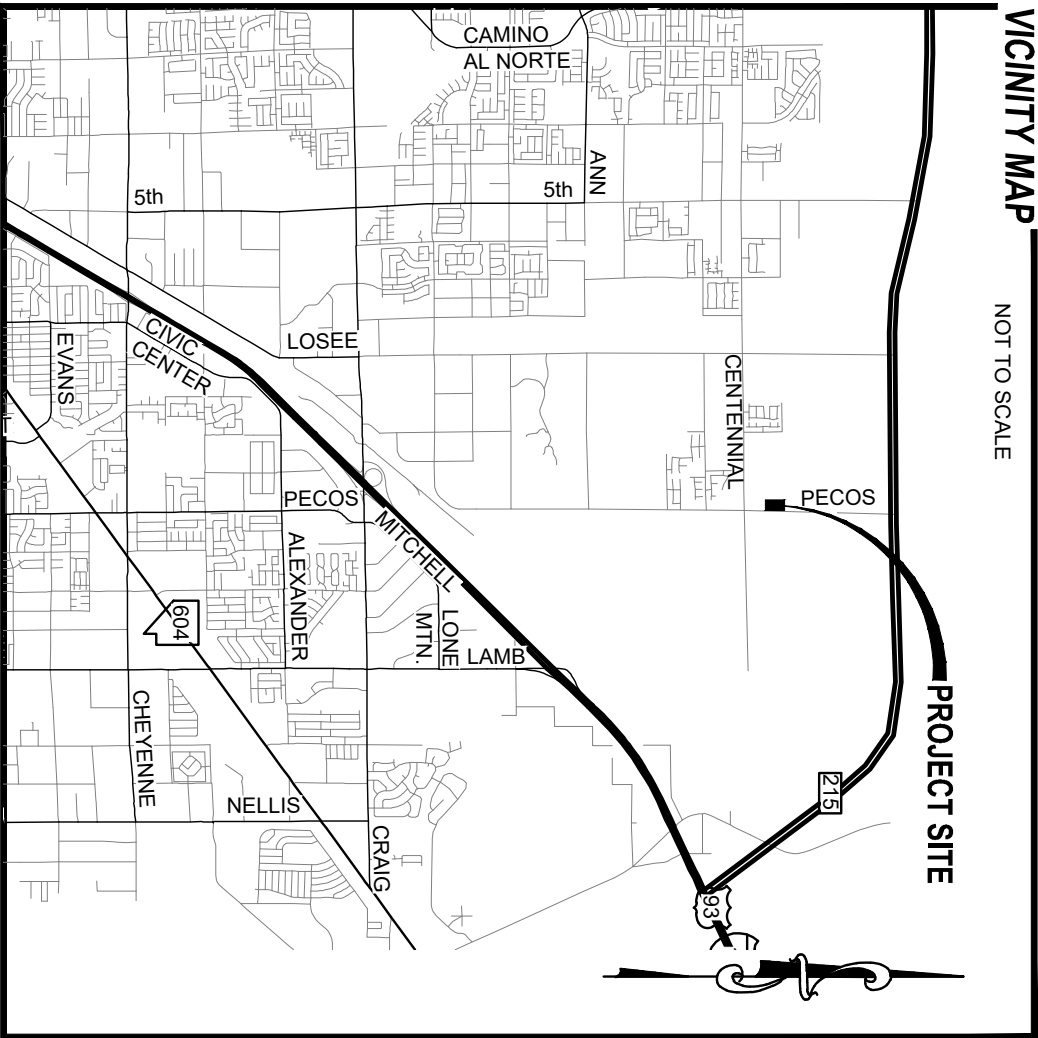
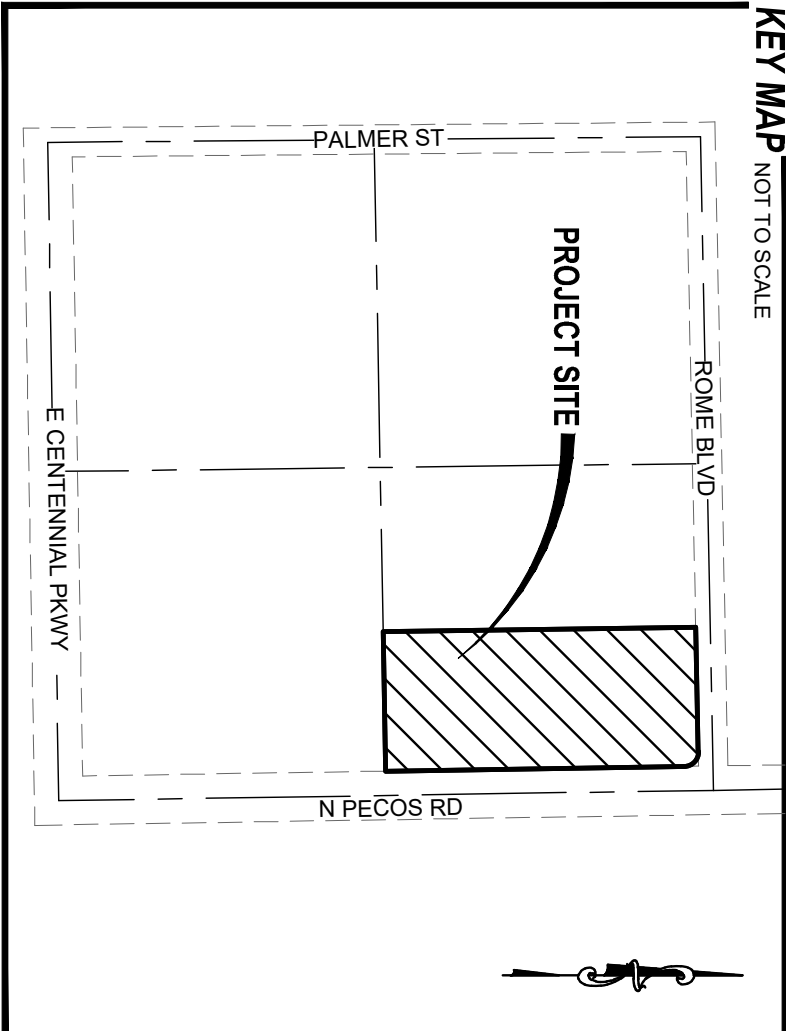
| | REQUIRED SPACES | PROPOSED PARKING SPACES |
|--------------------|-----------------|-------------------------|
| REGULAR PARKING | 224 | 176 |
| COMPACT PARKING | 4 | 9 |
| ACCESSIBLE PARKING | 9 | 9 |
| TOTAL | 269 | 225 |

UTILITY LOCATIONS
THE NEAREST WATER CONNECTIONS ARE AN EXISTING 8" PUBLIC MAIN IN ROME BOULEVARD AND AN EXISTING 18" PUBLIC MAIN IN PECOS ROAD TO THE NORTH AND EAST OF THE PROJECT. THE CITY OF NORTH LAS VEGAS IS THE PURVEYOR.
SEWER: THE NEAREST SEWER CONNECTION IS AN EXISTING 30" SEWER PROVIDED IN ROME BOULEVARD TO THE NORTH AND EAST OF THE PROJECT. THE CITY OF NORTH LAS VEGAS IS THE PURVEYOR.

PROPOSED PARKING SPACES

| PROJECT INFORMATION | |
|---------------------------|-------------------------------------|
| ASSESSORS PARCEL NUMBERS: | 124-24-80-1-006 |
| PROPOSED USE OF PROPERTY: | MULTI-FAMILY RESIDENTIAL APARTMENTS |
| EXISTING ZONING: | R-3 |
| PROPOSED ZONING: | R-3 |
| TOTAL PROPOSED UNITS: | 105 |

| | | |
|--|---------------------|----------------|
| 2 BEDROOM: | 20 | |
| 3 BEDROOM: | 55 | |
| 4 BEDROOM: | 20 | |
| AVERAGE UNIT SIZE: | 1,139 SF | |
| PROPOSED HEIGHT OF THE BUILDING: | 59 FT 4 (2 STORIES) | |
| GROSS AREA: | 4.23 ACRES | |
| NET AREA: | 4.23 ACRES | |
| DEVELOPMENT STANDARDS: | REQUIRED | |
| PER TITLE 17, SECTION 17.24, FOR R-3 ZONING) | | PROPOSED |
| DENSITY (BASED ON GROSS AREA): | 25.10 LOTS/ACRE | 24.8 LOTS/ACRE |
| OPEN SPACE: | 42,000 SF | 42,100 SF |
| MIN EXTERIOR OPEN SPACE: | 21,000 SF (50%) | 22,300 SF |
| MAX OPEN SPACE WITHIN STRUCTURE: | 21,000 SF (50%) | 3,260 SF (8%) |
| MAX ROOF-TOP OPEN SPACE: | 21,000 SF (50%) | 6,489 SF (15%) |

[illegible]

| | REQUIRED | PROPOSED |
|----------------|----------|----------|
| FRONT: | 20' | 20' |
| INTERIOR SIDE: | 5' | 5' |
| CORNER SIDE: | 10' | 10' |
| REAR: | 15' | 15' |

GAS: SOUTHWEST GAS CORP.
WATER: CITY OF NORTH LAS VEGAS
SOLID WASTE DISPOSAL: REPUBLIC SERVICES
SEWER: CITY OF NORTH LAS VEGAS
CABLE TELEVISION: COX CABLE
POWER: NV ENERGY
TELEPHONE: CENTURYLINK

| | UNITS | SQ.FEET UNIT | SQ.FEET |
|-----------|-------|--------------|---------|
| 1 BEDROOM | 10 | 1.5 | 15 |
| 2 BEDROOM | 20 | 2 | 40 |
| 3 BEDROOM | 55 | 2.5 | 138 |
| 4 BEDROOM | 20 | 2.5 | 50 |
| CONVERTER | | 0.25 | 26 |
| TOTAL | | 1.88 | 289 |

1. WAIVERS

2. THROAT DEPTH OF THE ENTRANCE TO BE REDUCED TO 42.1 FEET.

2. PARKING SPACES REDUCTION.

VARIANCES

1. BUILDING HEIGHT TO BE 58 FEET.

DEVELOPMENT NOTES

1. THE SUBDIVIDER INTENDS ON ENFORCING THE STANDARD PROTECTIVE COVENANTS

2. THE SITE CONTAINS NO KNOWN FALTS AND FISSURES, A GEOTECHNICAL ANALYSIS OF THE SITE IS BEING PREPARED AND MAY DETERMINE OTHERWISE.
3. THE SITE HAS NO KNOWN GROUNDWATER DEPTHS HISTORICALLY WITHIN 20 FEET OF THE EXISTING GROUND SURFACE, A GEOTECHNICAL ANALYSIS OF THE SITE IS BEING PREPARED AND MAY DETERMINE OTHERWISE.
4. THE PROJECT IS LOCATED OUTSIDE OF THE ZONE 1, 100-YEAR FLOOD PLAIN PER FIRM PANEL NO. 32003C788F, REVISED NOVEMBER 11, 2011.

LANDSCAPING REQUIREMENTS
CITY OF NORTH LAS VEGAS STANDARDS REQUIRE: 2" BOX TREES BE PLANTED A MAXIMUM OF 30 FT ON CENTER (ON PECS ROAD) AND 20 FT ON CENTER (ROMA BLVD.) (PER TITLE 17, SECTION 17.24.060)

LANDSCAPE STRIP TO BE MEASURED FROM BACK OF CURB AND INCLUDES SIDEWALK.

REQUIRED: 1" BOX TREE SPACED BY 7.5 FT INTERVALS, ALONG RIGHT-OF-WAY (FOOTCURE) 1.50 (1" BOX TREE SPACED BY 7.5 FT INTERVALS, ALONG RIGHT-OF-WAY (FOOTCURE) 1.50) (FOR 80% OF PECS ROAD & 2.5 FT ON PECS ROAD) = 15 TREES X SHRUBS TO PROVIDE MIN. 80% OF LANDSCAPE WITH PLANTING MATERIAL.

OPTIONAL: 1" BOX TREE SPACED BY 7.5 FT INTERVALS TO COVER 90% OF LANDSCAPE AREA, OR ONLY APPROVED ALTERNATIVE LANDSCAPE PLAN.

A LANDSCAPING MAINTENANCE AGREEMENT WILL BE CREATED TO DETERMINE WHO IS RESPONSIBLE FOR MAINTENANCE OF THE LANDSCAPE. THE LANDSCAPE SHALL BE LOCATED ADJACENT TO PUBLIC RIGHT-OF-WAYS AND INTERNAL COMMON LOTS MAINTAINED PER CODE. ALL LANDSCAPING SHALL BE IN CONFORMANCE WITH TITLE 17.

FDG AROUND PECO'S LLC
240 SAINT PAUL STREET, SUITE 400
DENVER, COLORADO, 80206
(468)-379-2575
KKATTNER@NRPGROUP.COM

NRP LONE STAR DEVELOPMENT LLC
6661 N. MACARTHUR BLVD, SUITE 450
IRVING, TEXAS, 75039
(468)-379-2575
KKATTNER@NRPGROUP.COM







CONJUNCTION OF RESPONSIBILITY—SHOULD BE APPLIED APPROPRIATELY ONLY. IT SHALL BE THE RESPONSIBILITY OF THE DESIGNER TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN ON THE DRAWING. THE DESIGNER ASSUMES RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR EXACT LOCATION.

ANALYSIS OF BEARING
SUD 34.19°W

BEING THE EAST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 24, TOWNSHIP 19 NORTH, RANGE 61 EAST, ALSO BEING THE CENTRAL LINE OF REPOS STREET, AS SHOWN ON THAT CERTAIN PLACED MAP RECORDED IN FILE 114, PAGE 82 OF SURVEY'S OFFICIAL RECORDS OF CLARK COUNTY, NEVADA.

BENCHMARK
CITY OF NORTH LAS VEGAS
BENCHMARK NAME ILV9125M4
RIVET AND 2 ROUND ALUMINUM DISK, STAMPED NORTH LAS VEGAS BM NO. NLV9125M4 2007.
SET IN THE TOP OF CURB, LOCATED APPROX. 48 FEET WEST OF THE SOUTHWEST WEST
CORNER OF THE INTERSECTION OF CENTENNIAL PKWY. AND STATE STREET/ELEVATION 618.817
METERS (NAVD 88)

LEGAL DESCRIPTION
THE EAST HALF (E/2) OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 61 EAST, M.D.B. & M., CLARK COUNTY, NEVADA.

| SYMBOL | DESCRIPTION |
|---|---------------------|
|  | CONTROL (INTERVAL) |
|  | CENTRELINE |
|  | RIGHT-OF-WAY |
|  | PROPERTY LINE |
|  | BOUNDARY LINE |
|  | CURB AND GUTTER |
| | EDGE |
| | POWER POLE |
| | STONE DRAIN MANHOLE |
| | SIDEWALK |
| | EDGE OF PAVEMENT |
| | FIRE HYDRANT |
| | SEWER LINE MANHOLE |
| | WATERLINE |
| | STREETLIGHT |
| | BUILDING |

[illegible]

PECOS & ROME
PECOS APARTMENTS

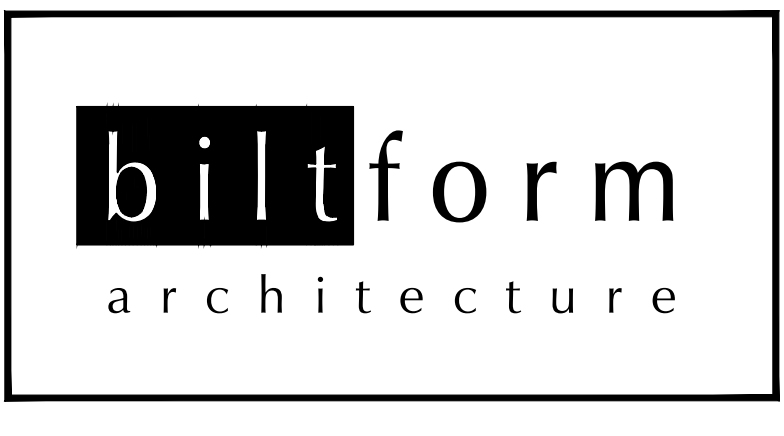
SITE PLAN

| | | | |
|-----------------|-----------|------------|----|
| DATE | | 7/11/2024 | |
| SCALE | | 1.40 | |
| LAB NO. | NRP23-003 | | |
| DISSEMINATED BY | PA | CHECKED BY | RC |
| SHEET NAME | SP | | |
| SHEET NUMBER | 1 OF 1 | | |

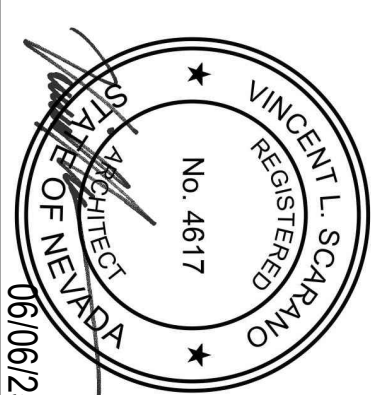
REGISTERED PROFESSIONAL ENGINEER
STATE OF NEVADA

ROBERT D. CUNNINGHAM
Exp. 12/31/24
CIVIL

No. 65776



biltform architecture
group
of nevada, inc.
11460 north cave creek road, suite 11
phoenix, arizona 85020
Phone 602.285.9290 Fax 602.285.9229



PECOS AND ROME

Apartment Homes

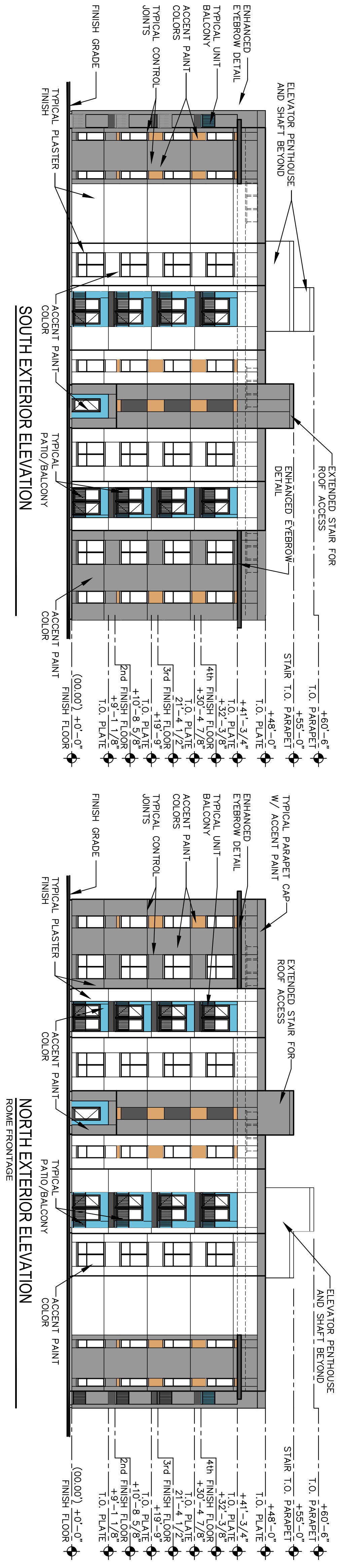
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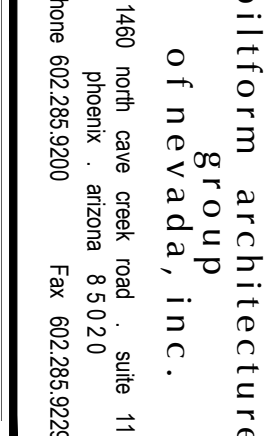
NPR LONE STAR DEVELOPMENT LLC

BUILDING TYPE 1 EXTERIOR ELEVATIONS

A5.3.0

© BILTFORM ARCHITECTURE GROUP, INC.



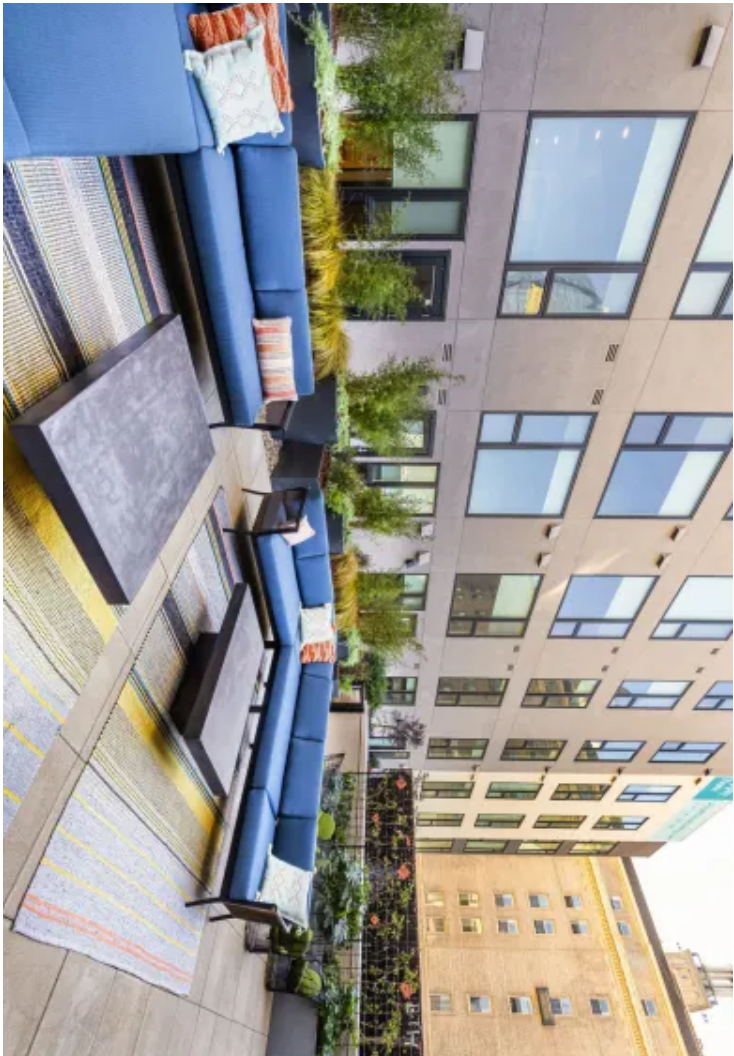
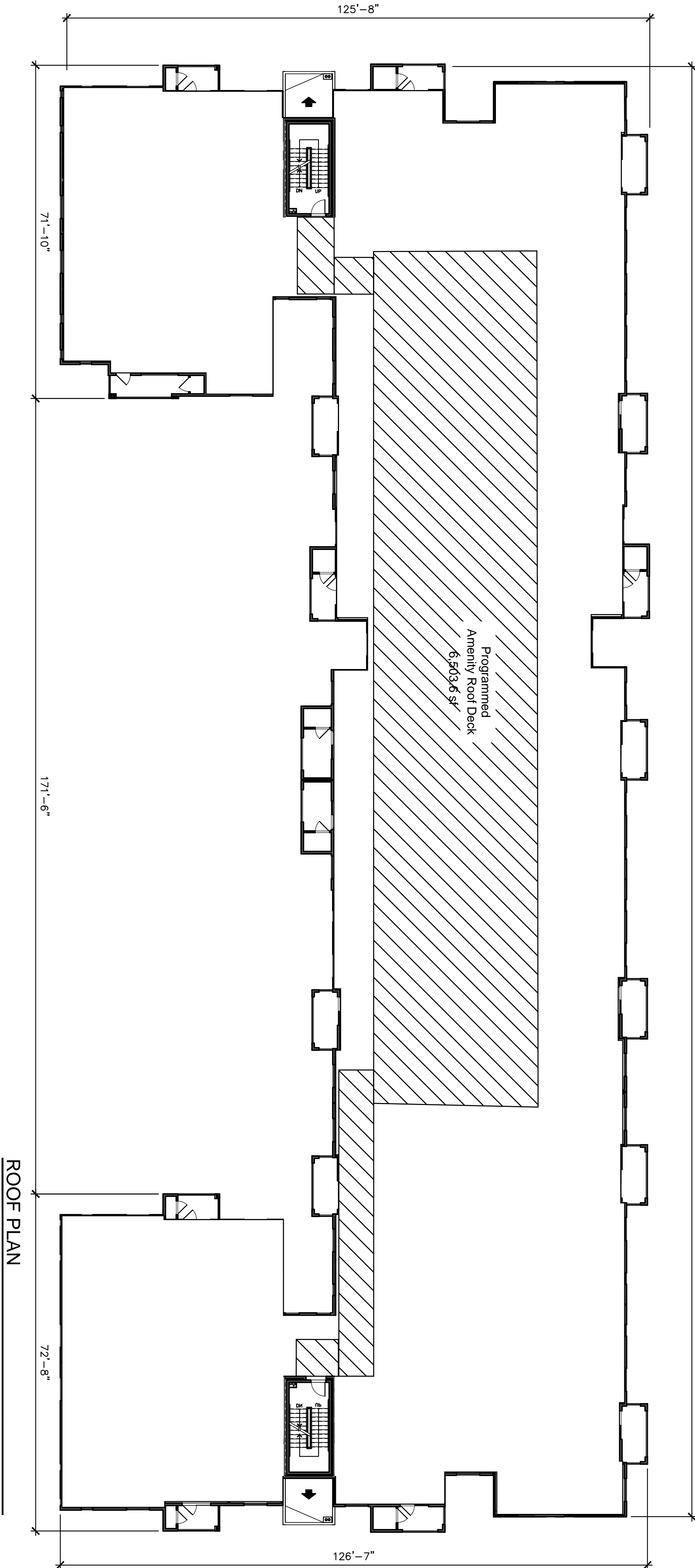


Fax 602.285.9229

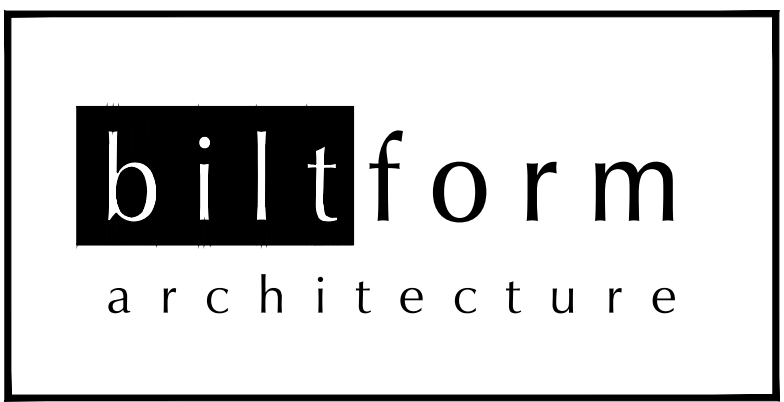


NPR LONE STAR DEVELOPMENT LLC

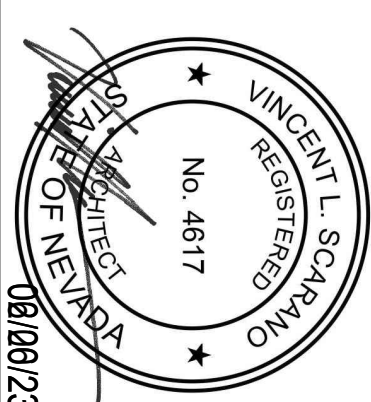
SHEET NO.:



ROOF DECK AMENITY PRECEDENTS



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11460 north cave creek road, suite 11
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Phone 602.285.9290 Fax 602.285.9229



PECOS AND ROME

Apartment Homes

6555 N. PECOS ROAD, NORTH LAS VEGAS, NEVADA 89086

NRP LONE STAR DEVELOPMENT LLC

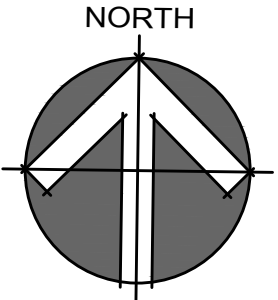
| REVISIONS: |
|------------|
| △ - |
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JOB NO. 24-028

DATE: February 7th, 2024

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

SHEET NO:



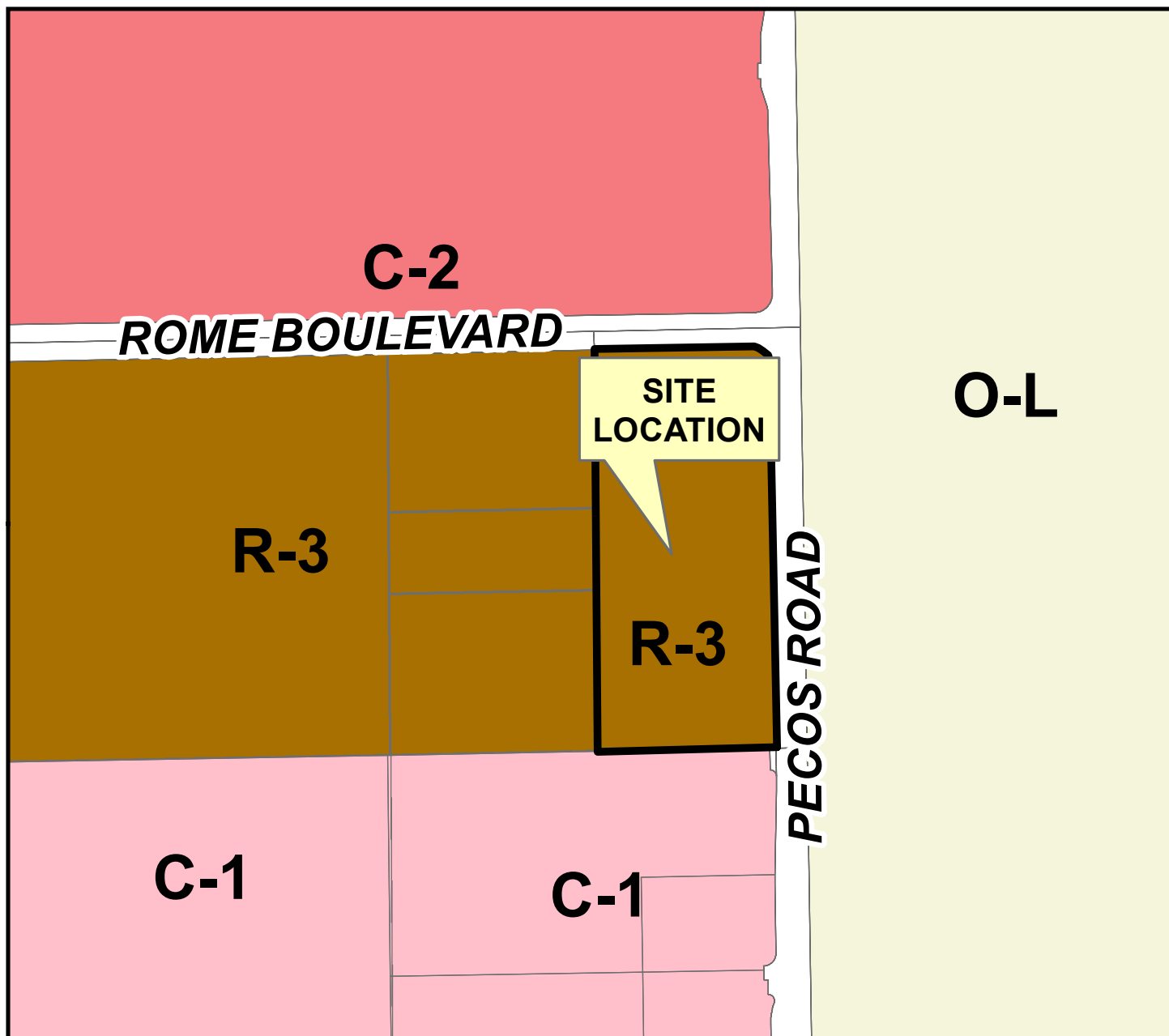
BUILDING TYPE 1
ROOF PLAN

A5.1.1



THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: The NRP Group, LLC
Application: Waiver
Request: To Allow 225 Parking Spaces where 269 Parking Spaces are Required
Project Info: Generally Located on the Southwest Corner of Pecos Road and Rome Boulevard
Case Number: WAV-05-2024

07/15/2024

