

CITY OF NORTH LAS VEGAS

INTEROFFICE MEMORANDUM

To: Sharianne Dotson, Planner, Land Development & Community Services Dept.
From: Jimmy Love, Major Projects Coordinator, Department of Public Works
Subject: T-MAP-05-2024 **Opus At Lone Mountain**
Date: May 14, 2024

The Department of Public Works recommends that this item comply with the conditions of approval for ZN-07-2024.

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
Reason: I am the author of this document
Date: 2024.05.14 09:26:41-07'00'

Jimmy Love, Major Projects Coordinator
Department of Public Works

April 25, 2024

VIA EMAIL

CITY OF NORTH LAS VEGAS
2250 LAS VEGAS BOULEVARD NORTH
NORTH LAS VEGAS, NV 89030

***Re: Justification Letter – Amendment to Master Plan from Ranch Estates to Single Family Low, Zone Change from RE to PUD, and Tentative Map
APN: 124-32-403-006 (NWC of Lone Mountain/Ferrell)***

To Whom It May Concern:

Please be advised this office represents the Applicant in the above-referenced matter. The proposed Site is located on approximately 2.21 acres and generally located on the northwest corner of Lone Mountain Road and Ferrell Road. The property is more particularly described as Assessor's Parcel Number: 124-32-403-006 (the "Site"). The Applicant is requesting an amendment to the master plan, a zone change, and a tentative map to develop six (6) single story ranch style homes on the Site.

AMENDMENT TO MASTER PLAN AND ZONE CHANGE

The Site is currently planned Ranch Estates (R-E) and zoned Ranch Estates (R-E). In order to develop six (6) single family, single story homes on the Site with a density of approximately 2.85 units per acre, the Applicant is requesting to amend the master plan to Single Family Low (SFL) with a corresponding zone change to Planned Unit Development (PUD). The amendment to the master plan and zone change are appropriate for the following reasons:

- To the north of the Site across Verde Way, there are single family developments master planned SFL and zoned R-1.
- To the east of the Site across Ferrell Street, there are single family developments master planned SFL and zoned R-1.
- To the west of the Site, the City of North Las Vegas recently approved AMP-10-2020 and ZN-15-2020 allowing for a fifty-three (53) lot single family development on 17.7 acres or approximately a density of three (3) units per acre. The approved zoning designation is RE-L/PUD.

- While development to the south of Lone Mountain Road is planned and zoned RE, Lone Mountain Road is a 100 foot right-of-way that provides the ideal buffer and transition between RE residential development and PUD residential development.

Therefore, the requested amendment to the master plan to SFL and zone change to PUD is harmonious with the area as the proposed master plan and zoning are consistent with the development in the area and consistent with the recent residential land use entitlements.

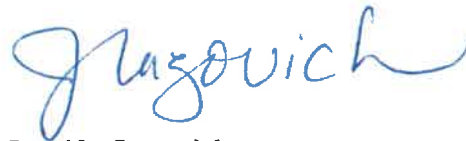
TENTATIVE MAP

The Applicant is proposing to develop a six (6) lot single family, single story residential community. Here, the Applicant proposes a density of only 2.85 units per acre. Each of the lots on the proposed Site meet the minimum lot width of 80 feet. The average lot size is 15,257 square feet. Further, as mentioned above, a similar style single-family residential development is approved west of the Site, via AMP-10-2020 and ZN-15-2020, allowing for the development of a fifty-three (53) lot single family residential development in the PUD zoning district with a condition requiring minimum lot size of 14,500 square feet or larger. Here, the proposed lots are greater than 15,000 square feet.

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

Sincerely,

KAEMPFER CROWELL



Jennifer Lazovich

JL/ajc

GRAPHIC SCALE




0 15 30 45

(IN FEET)

1 INCH = 30 FEET

[illegible][illegible]

SHEET 1 OF 1	DESCRIPTION:	TENTATIVE MAP
	PROJECT:	OPUS AT LONE MOUNTAIN

 DRC Surveying Nevada, Inc. 7080 LA GEMEDA ST. SUITE 200, LAS VEGAS, NEVADA 89119 (702) 370-8119	Designed By: N/A Drawn By: DPW Checked By: DPW Job No: SN24-166 Scale: N/A Date: 04.22.2024		REVISION <table border="1"> <thead> <tr> <th>No.</th> <th>Date</th> </tr> </thead> <tbody> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </tbody> </table>	No.	Date																				
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Exterior Perspective

Revised

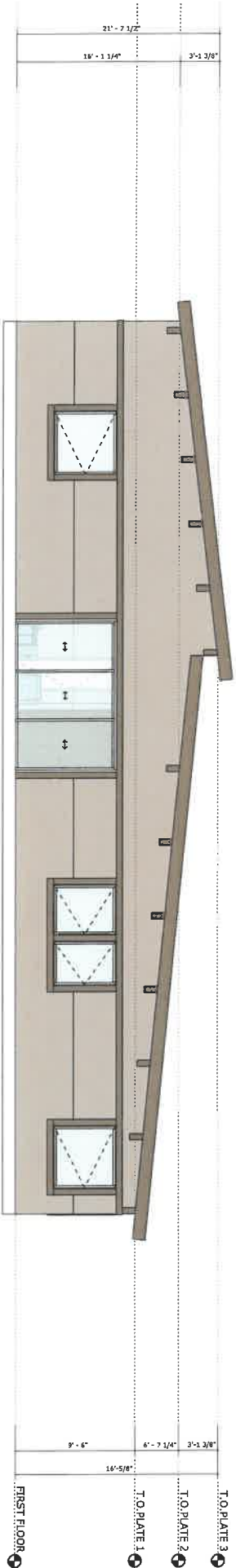
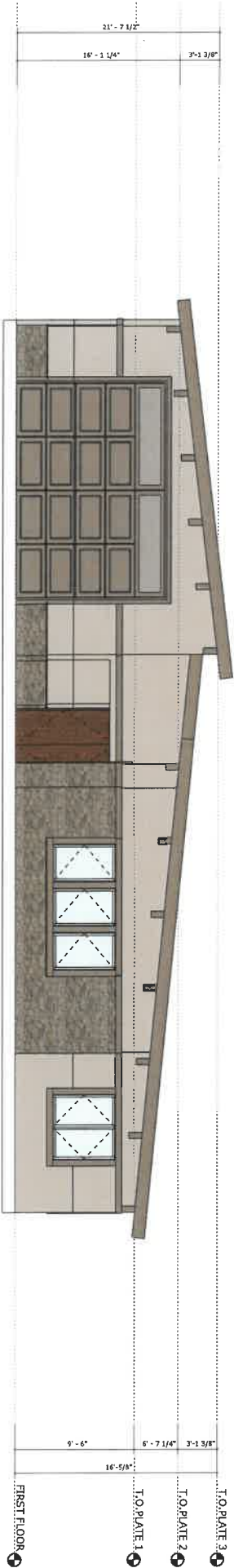
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Exterior Perspective

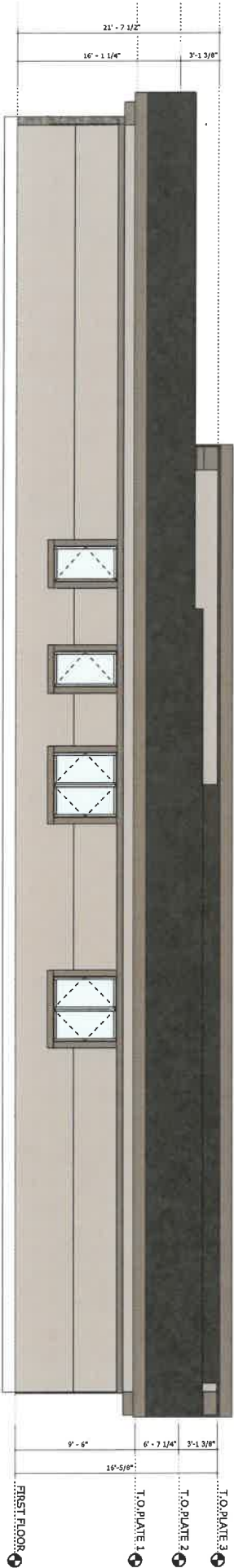
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Revised

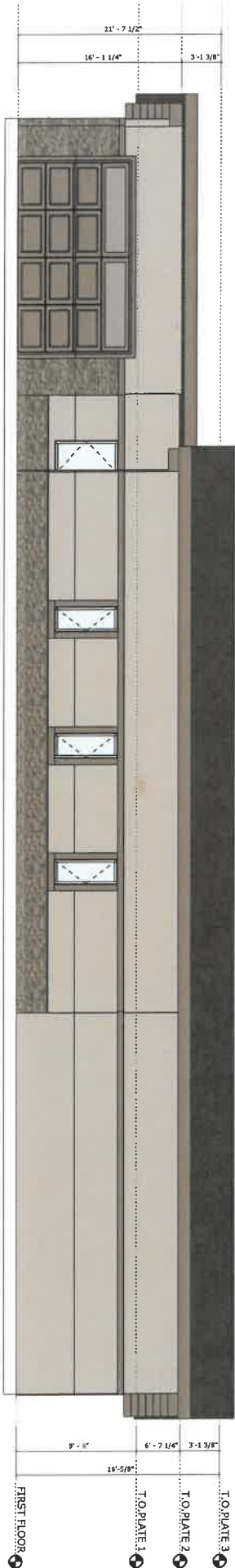
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RIGHT ELEVATION

1
A.05

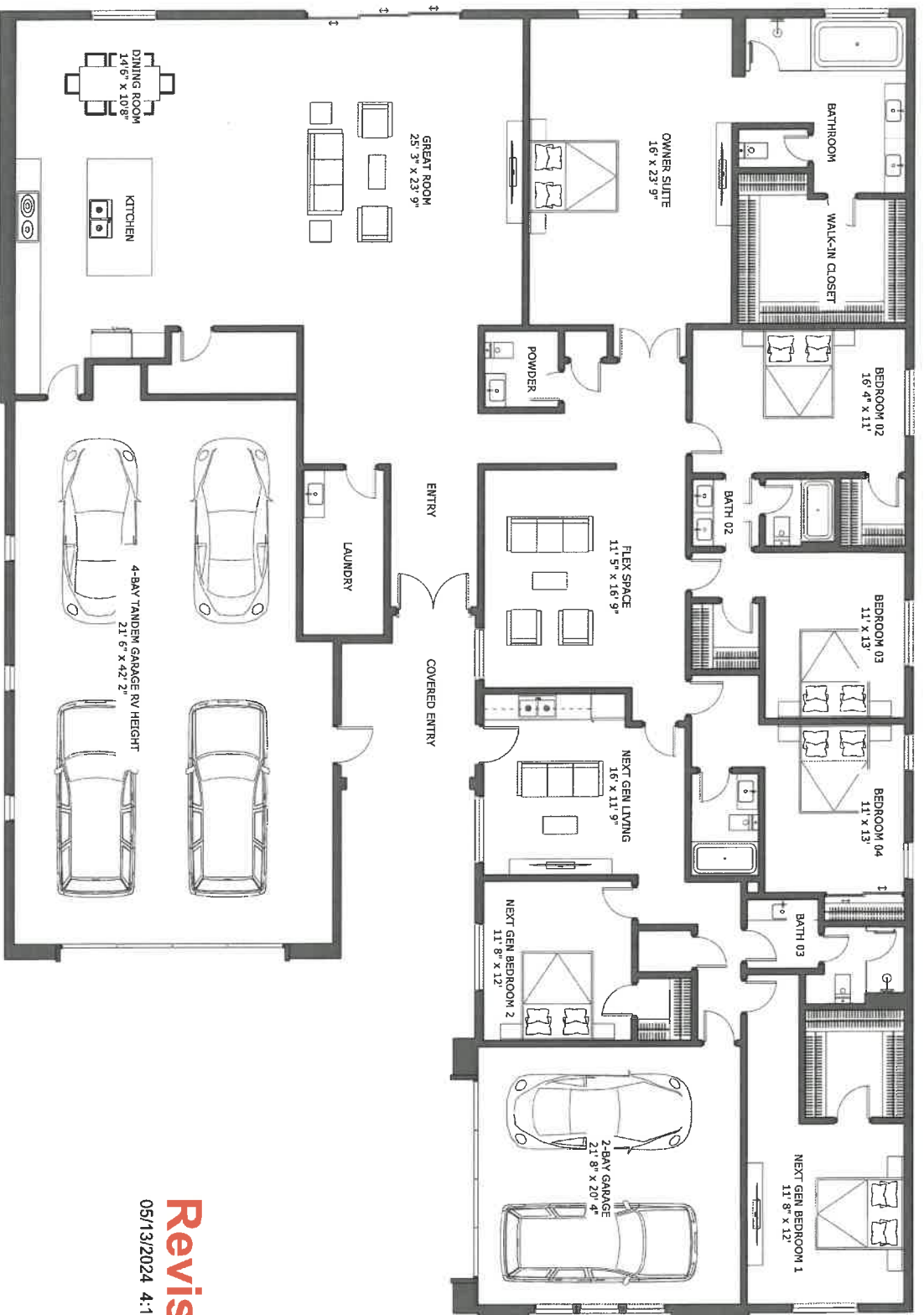
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LEFT ELEVATION

1
A.05

Scale: 1/4" = 1'-0"



Revised
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FLOOR PLAN
Scale: 1/4" = 1' - 0"

FLOOR PLAN
Scale: 1/4" = 1' - 0"



Real Property Management
1180 Military Tribute Place
Henderson, NV 89074

School Development Tracking Form

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

Date Filed 05/09/2024 Application Number T-MAP-05-2024 Entity NLV

Company Name Rainbow Creek

Contact Name _____

Contact Mailing Address _____

City _____ State _____ Zip Code _____

Phone (702) 321-6000 Email _____

Project Name Opus @ Lone Mountain

Project Description Develop 6 Single family ranch style homes
Located on the north west corner of Lone Mountain & Ferrell
2.1 gross acres

APN's 124-32-403-006

Student Yield	Elementary School	Middle School	High School
Single-Family Units (1) 6	x 0.142 = 1	x 0.080 = 1	x 0.130 = 1
Multi-Family Units (2)	x 0.124 = 0	x 0.061 = 0	x 0.080 = 0
Resort Condo Units (3)			
Total	1	1	1

(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
Cozine, Steve & Linda ES	5335 Coleman Street	K-5	640	667	04/01/24
Cram, Brian & Terri MS	1900 W Deersprings Way	6-8	1529	1379	04/01/24
Cheyenne HS	3200 W Alexander Road	9-12	2479	1849	04/01/24

* **CCSD Comments** Cozine, Steve & Linda ES is over program capacity for the 2023-2024 school year. Cozine, Steve & Linda is 104.22% over program capacity.

☐ Approved

☐ Disapproved

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 1:1717 ORIGINAL.

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

MAP LEGEND

- PARCEL BOUNDARY
- CONDOMINIUM UNIT
- AIR SPACE PCL
- PMAD EASEMENT
- RIGHT OF WAY PCL
- MATCH / LEADER LINE
- HISTORIC LOT LINE

SECTION LINE

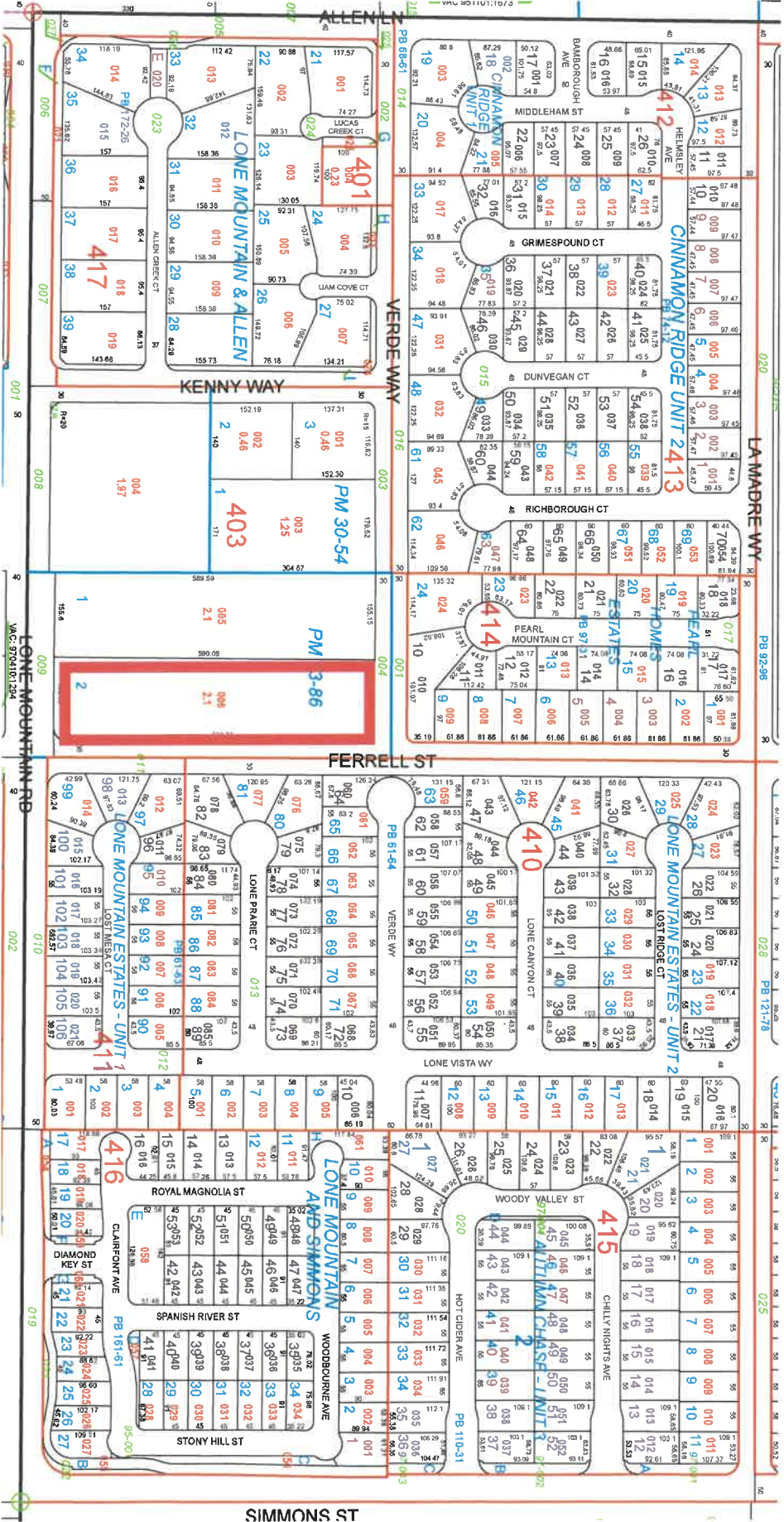
BOOK
119S R61E
124-32-4

SEC
32

TAX DIST
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Scale: 1" = 200'

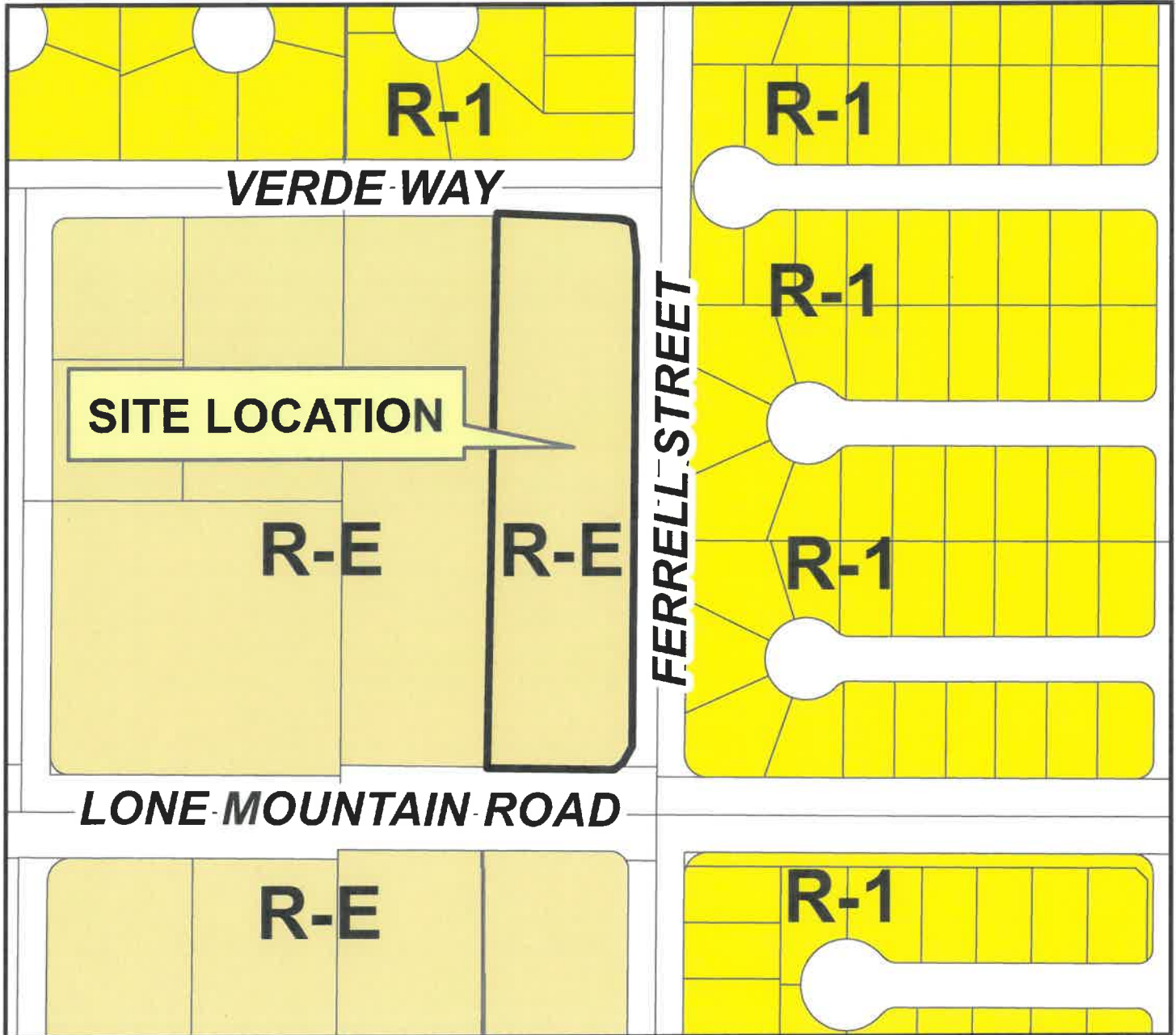
Rev: 2/26/2024





THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: Rainbow Creek LLC
Application Type: Tentative Map
Request: To Allow A 6 Lot Single-Family Residential Subdivision
Project Info: Northwest Corner of Lone Mountain Road
and Ferrell Street
Case Number: T-MAP-05-2024

05/02/2024

