

## 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  
124-31-604-000  
CHURCH NORTH LAS  
VEGAS BAPTIST

DEVELOPER

DR HORTON  
124-31-604-000  
CHURCH NORTH LAS  
VEGAS BAPTIST

ENGINEER

DHI Engineering, LLC  
1001 WHITNEY RANCH DRIVE, SUITE 141  
HENDERSON, NV 89014  
(702) 436-3600

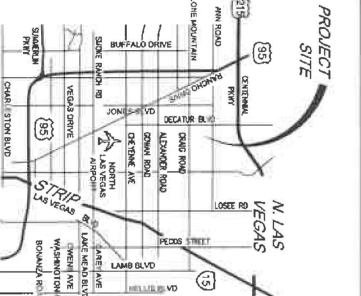
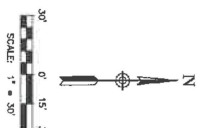
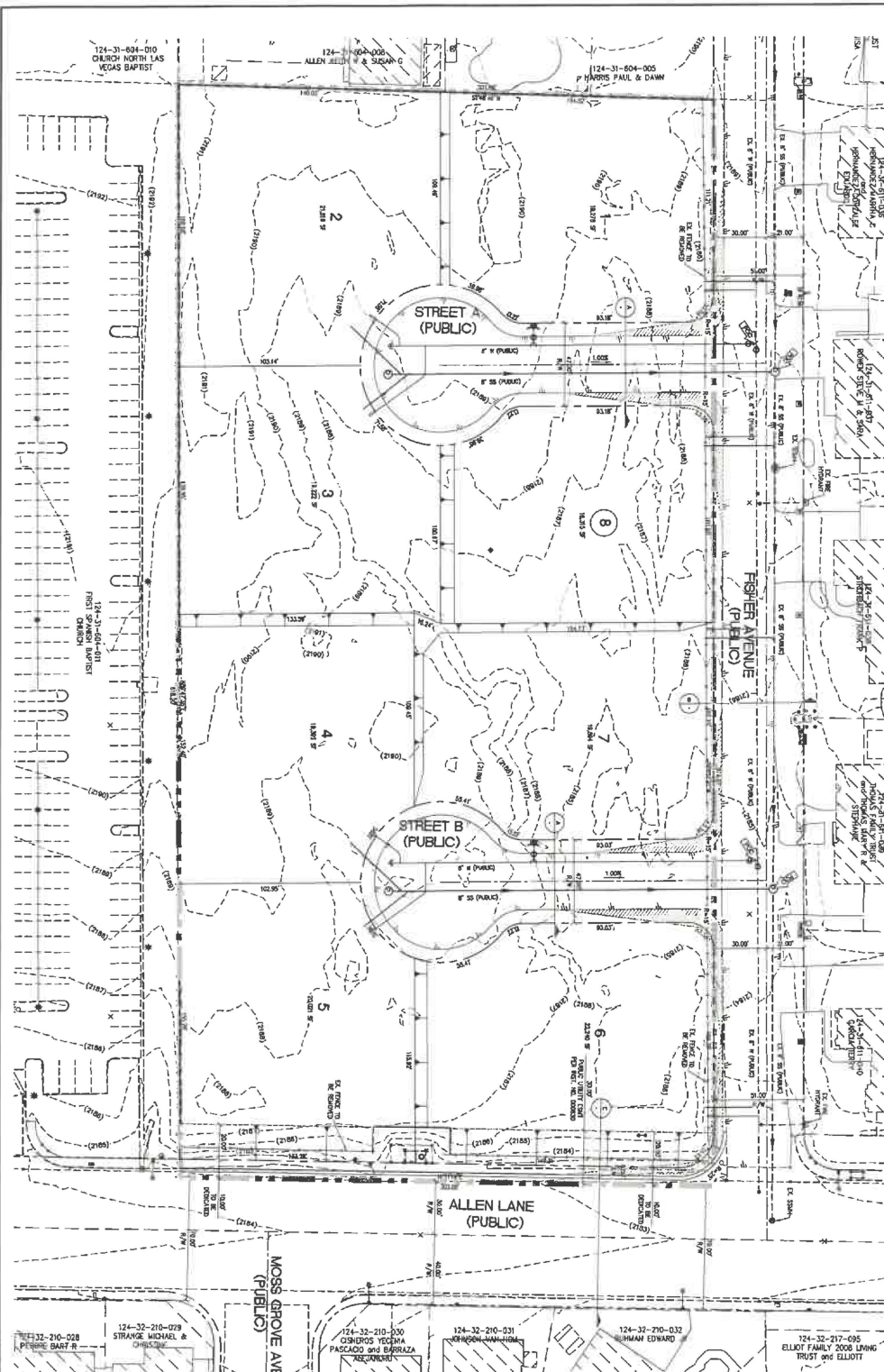
**SITE DATA:**  
**ZONING:** R-1  
**DENSITY:** 10 UNITS PER LOT  
**LOT SIZE:** 1.00 AC  
**SETBACKS:** 30 FEET FRONT, 20 FEET SIDE, 20 FEET REAR, 20 FEET CORNER

**BASIS OF BEARING:** THE BASIS OF BEARING IS THE CENTRAL MERIDIAN OF THE STATE OF NEVADA, 114° 05' 00" WEST OF TRUE. THE BASIS OF BEARING IS THE CENTRAL MERIDIAN OF THE STATE OF NEVADA, 114° 05' 00" WEST OF TRUE. THE BASIS OF BEARING IS THE CENTRAL MERIDIAN OF THE STATE OF NEVADA, 114° 05' 00" WEST OF TRUE.

**LEGAL DESCRIPTION:** THE LEGAL DESCRIPTION OF THE PROPERTY IS AS SHOWN ON THE PLAT OF THE PROJECT, AND THE LEGAL DESCRIPTION OF THE PROPERTY IS AS SHOWN ON THE PLAT OF THE PROJECT. THE LEGAL DESCRIPTION OF THE PROPERTY IS AS SHOWN ON THE PLAT OF THE PROJECT, AND THE LEGAL DESCRIPTION OF THE PROPERTY IS AS SHOWN ON THE PLAT OF THE PROJECT.

ALLEN AND FISHER - SITE PLAN

APN 124-31-604-009  
DEC. 31, 2024



| REV | DATE       | DESCRIPTION      | DATE | AGENCY | DATE | DATE |
|-----|------------|------------------|------|--------|------|------|
| 1   | 12/17/2024 | DR HORTON        |      |        |      |      |
| 2   | 12/17/2024 | ALLEN AND FISHER |      |        |      |      |
| 3   | 12/17/2024 | SITE PLAN        |      |        |      |      |

**DHI Engineering, LLC**  
1001 WHITNEY RANCH DRIVE, SUITE 141  
HENDERSON, NV 89014  
(702) 436-3600

**DR HORTON**

**ALLEN AND FISHER**

**SITE PLAN**

DATE: 12/17/2024

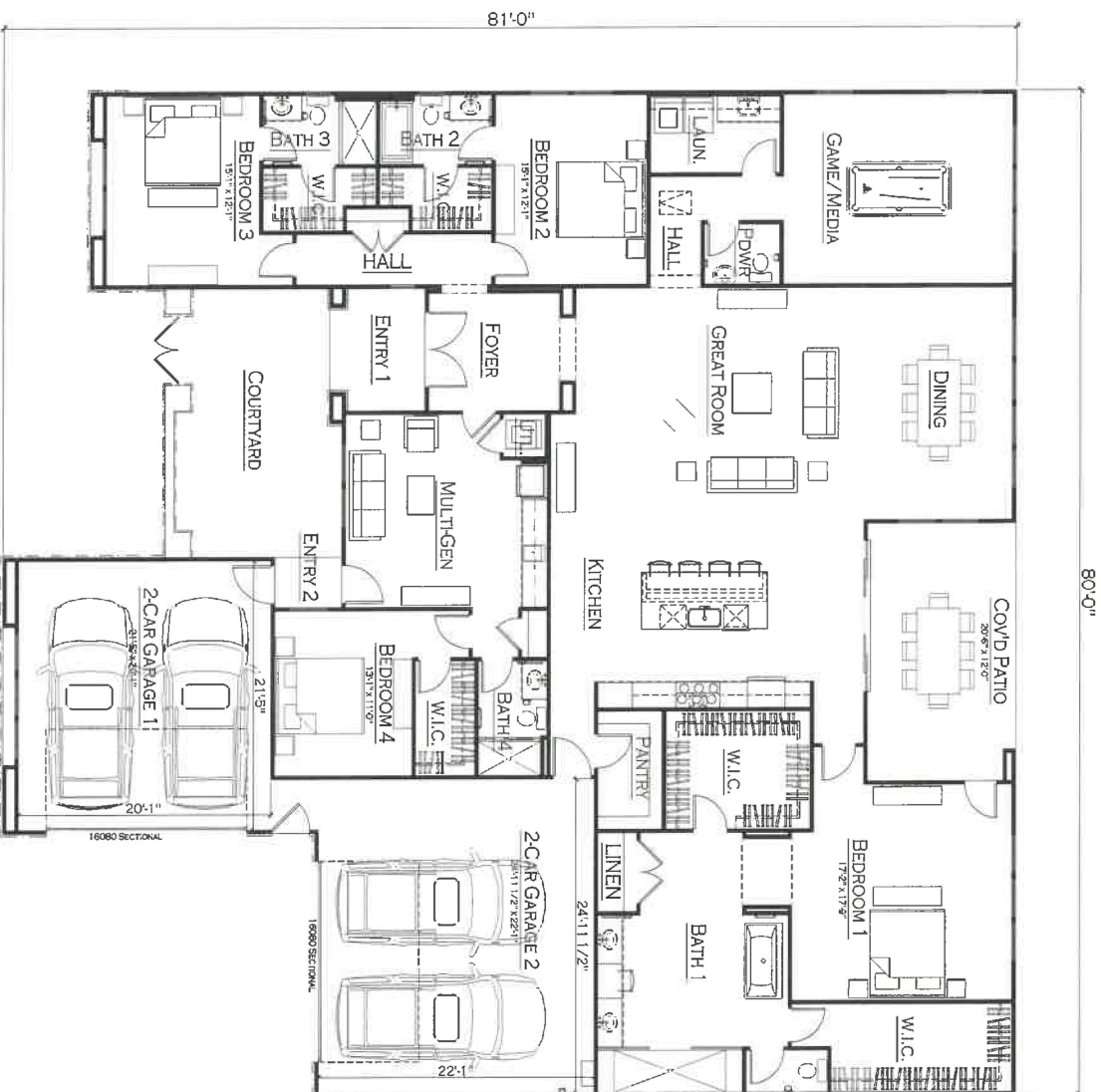
DRAWN: [Name]

CHECK: [Name]

SCALE: 1" = 30'

1 OF 10 SHEETS





# PLAN 3875 - FLOOR PLAN

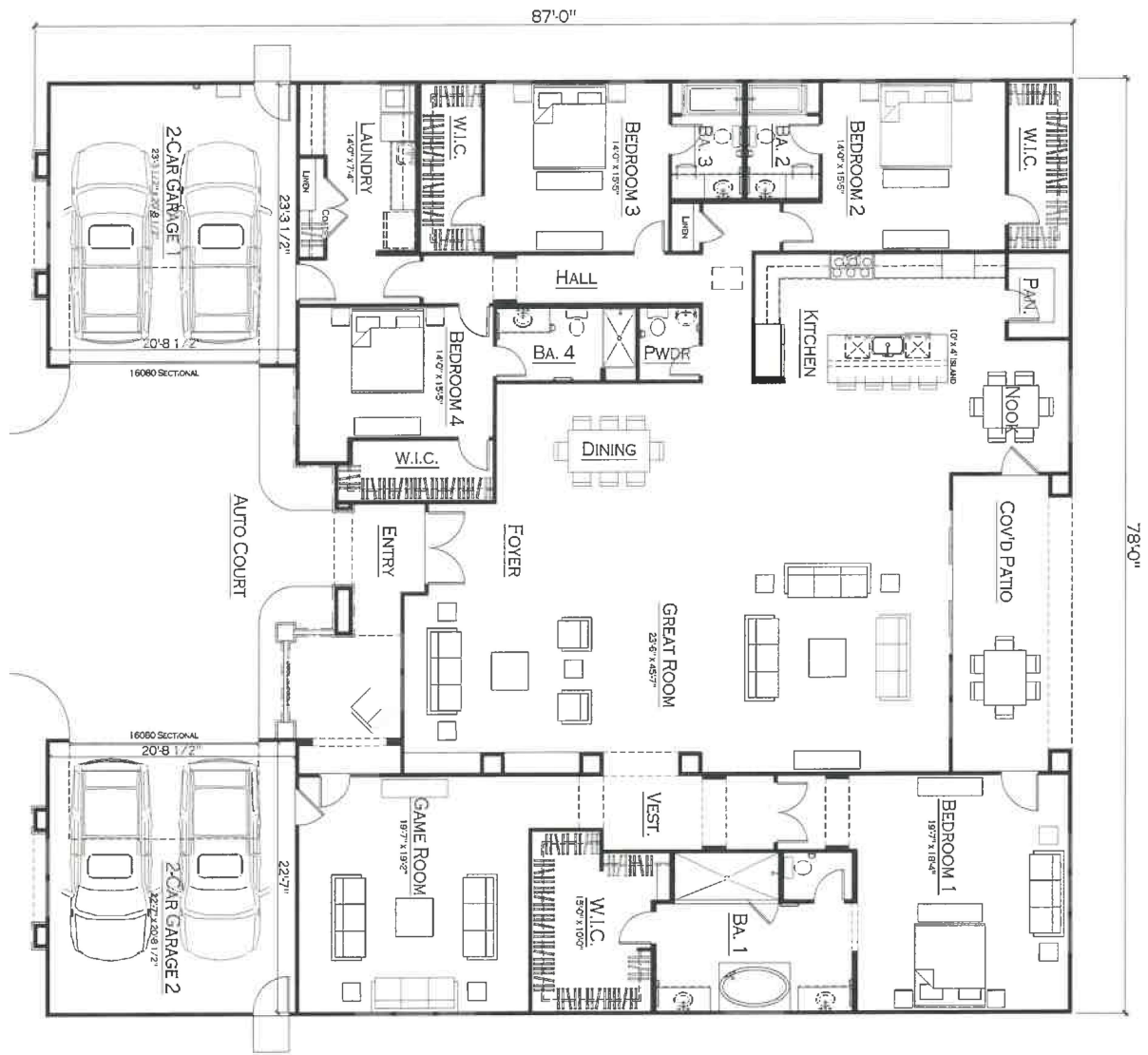
ESTATES  
LAS VEGAS, NEVADA





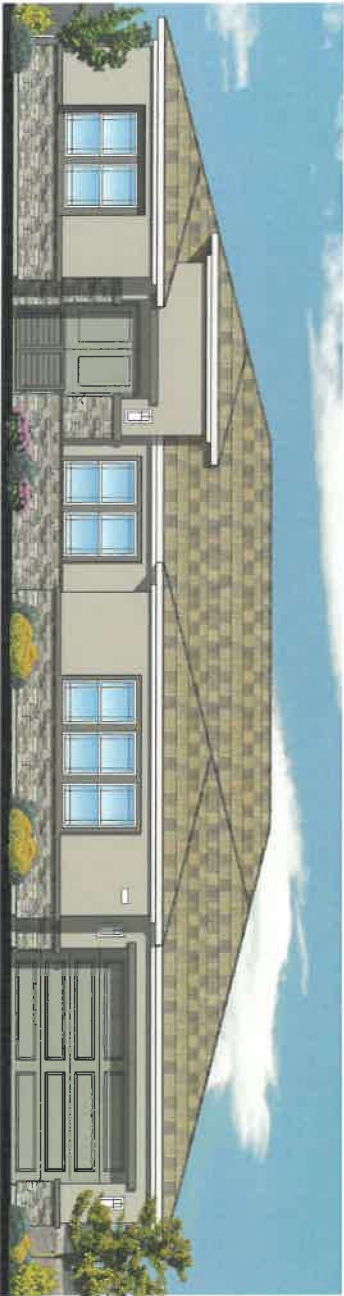
DESIGN: 100% COMPLETE. ALL DIMENSIONS ARE APPROXIMATE. SEE ARCHITECT'S NOTES FOR DETAILS AND MATERIALS. ALL DIMENSIONS ARE APPROXIMATE.

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



# PLAN 4600 - FLOOR PLAN

ESTATES  
LAS VEGAS, NEVADA



'A' PRAIRIE

SCHEME 207

| Body 1                    | Roofing Tiles              | Paint               | Doors               | Roof                | Trim                |
|---------------------------|----------------------------|---------------------|---------------------|---------------------|---------------------|
| Exterior Siding<br>SW7720 | Dark Green Tiles<br>SW7881 | Dark Gray<br>SW7781 | Dark Gray<br>SW7720 | Dark Gray<br>SW7720 | Dark Gray<br>SW7720 |



'B' MID-CENTURY MODERN

SCHEME 205

| Body 1                    | Roofing Tiles              | Paint               | Doors               | Roof                | Trim                |
|---------------------------|----------------------------|---------------------|---------------------|---------------------|---------------------|
| Exterior Siding<br>SW7720 | Dark Green Tiles<br>SW7881 | Dark Gray<br>SW7781 | Dark Gray<br>SW7720 | Dark Gray<br>SW7720 | Dark Gray<br>SW7720 |

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

D.R. HORTON

America's Builder

DESIGNER: D.R. HORTON, INC. ALL RIGHTS RESERVED. THIS DOCUMENT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM D.R. HORTON, INC.



ESTATES  
LAS VEGAS, NEVADA



DESIGN MODIFICATIONS WITHOUT NOTICE. ALL COLORS, DIMENSIONS, STRESSES AND IMPERFECTIAL FEATURES ARE CONCEPTUAL AND SUBJECT TO CHANGE.

**D·R·HORTON**  
*America's Builder*



## SCHEME 203

[illegible]

## SCHEME 209

[illegible]

PLAN 3875 - FRONT ELEVATIONS 'C' &amp; 'D'

ESTATES  
LAS VEGAS, NEVADA





'A' PRAIRIE

**SCHEME 202**

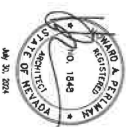
|                         |                      |                          |                          |                      |                          |
|-------------------------|----------------------|--------------------------|--------------------------|----------------------|--------------------------|
| Body 1                  | Building Trim        | Trim                     | Doors                    | Roof                 | Stairs                   |
| Neutral Linen<br>SW7519 | Dark Taupe<br>SW7503 | Charcoal Brown<br>SW7512 | Charcoal Brown<br>SW7512 | Dark Taupe<br>SW7503 | Charcoal Brown<br>SW7512 |



'B' MID-CENTURY MODERN

**SCHEME 209**

|                         |                      |                          |                          |                      |                          |
|-------------------------|----------------------|--------------------------|--------------------------|----------------------|--------------------------|
| Body 1                  | Building Trim        | Trim                     | Doors                    | Roof                 | Stairs                   |
| Neutral Linen<br>SW7519 | Dark Taupe<br>SW7503 | Charcoal Brown<br>SW7512 | Charcoal Brown<br>SW7512 | Dark Taupe<br>SW7503 | Charcoal Brown<br>SW7512 |



May 30, 2024

Perelman, Inc. and its affiliates are not responsible for the design, construction, or performance of the project. The design, construction, or performance of the project is the responsibility of the client.

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

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

ESTATES  
LAS VEGAS, NEVADA

JULY 27, 2024

**Perلمان**  
ARCHITECTS



'C' MODERN PRAIRIE

SCHEME 208

| Body 1                | Roofing Tile          | Trim            | Deck           | Roof            | Stone           |
|-----------------------|-----------------------|-----------------|----------------|-----------------|-----------------|
| Stone Light<br>SW7510 | Copper Tile<br>SW7533 | Stone<br>SW7513 | Stone<br>SW154 | Stone<br>SW7533 | Stone<br>SW7533 |



'D' MODERN FARMHOUSE

SCHEME 204

| Body 1                | Roofing Tile          | Trim            | Deck           | Roof            | Stone           |
|-----------------------|-----------------------|-----------------|----------------|-----------------|-----------------|
| Stone Light<br>SW7510 | Copper Tile<br>SW7533 | Stone<br>SW7513 | Stone<br>SW154 | Stone<br>SW7533 | Stone<br>SW7533 |



Permitted by the State of Nevada, U.S.A.  
DESIGN: DOROTHY HORTON, ALI CORD, JENNIFER, JESSIE, ANDREW, JAMES, AND CONNOR, AND SUE, TO DRAW

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

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

ESTATES  
LAS VEGAS, NEVADA

JULY 27, 2024

**Perلمان**  
ARCHITECTS



**Gothic Landscape**  
6325 South Valley View Blvd  
Las Vegas, NV 89118  
P: 702.252.7017  
F: 702.252.7031



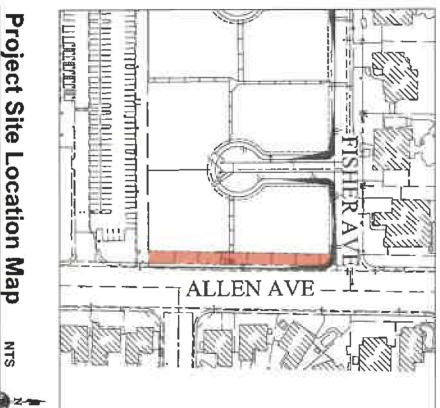
## Landscape Contractor:

**DR HORTON  
ALLEN FISHER  
OFFSITE LANDSCAPE PLANS  
SINGLE FAMILY RESIDENTIAL  
Las Vegas, NV**

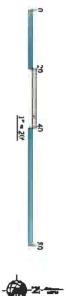
## Sheet Index







Cover Sheet  
Overall Site Plan - Tentative Map  
Planting Imagery

CVR  
LA1.0  
LP1.1







| PLANT SCHEDULE  |                                   |                           |       |               |
|---|-----------------------------------|---------------------------|-------|---------------|
| SYMBOL  | IDENTICAL NAME                    | COMMON NAME               | RETE  | COUNT/AC. QTY |
| BRUSHES   |                                   |                           |       |               |
|  | ACORN RECOLINE PRESET CARPET TM   | PRESET CARPET BUNK CUTLAW | 5 GAL | 113           |
|  | ILK VANDERVAALN                   | DAIRY YALDIN HOLLY        | 5 GAL | 8             |
|  | LAVANNA CARINA TROVATI            | REANTRA LAVANNA           | 5 GAL | 7             |
|  | LEICOR-LULU PUTIGERSON GREEN CLOD | GREEN CLOD TEXAS BADE     | 5 GAL | 28            |
|  | REPHAPIDUS INOLA PINK LADY        | PINK LADY INOLA LAMPHORN  | 5 GAL | 15            |
|  | XYOSMA COMESTUAL COMACTA          | COMACTA XYOSMA            | 5 GAL | 28            |
| (+)   |                                   |                           |       |               |
| ACRYLIC   |                                   |                           |       |               |
|  | DAINTYMO ACRYLIC                  | GREEN GREEN BROODY        | 5 GAL | 28            |

| REFERENCE NOTES SCHEDULE |      |   |          |        |
|--------------------------|------|---|----------|--------|
| SYMBOL                   | CODE | DESCRIPTION   | QTY      | DETAIL |
| ROCK                     |      | 3" x 6" x 12" x 12" CONCRETE ROCK<br>ROCK INSTALLED AT 2' DEPTH | 5.728 SF |        |

PROPOSED SQUARE FOOTAGE: 4,396 SF  
 PROPOSED TOTAL SHRUB COVER AGE REQUIRED:  
 PROPOSED TOTAL SHRUB COVER AGE PROVIDED:  
 \* DUE TO HAVE ESSENTIALS REQUIREMENTS ON PLANTING  
 RESTRICTIONS, NO TREES TO BE PLANTED IN AREA.

[illegible]

- [illegible]

OVERALL SITE PLAN -  
TENTATIVE MAP

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

[illegible]

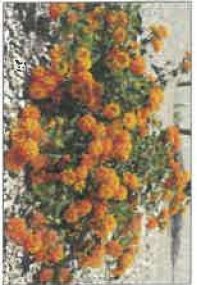




DESERT CARPET  
*Acacia melanoxylon*



DWARF YAUAPON HOLLY  
*Ilex vomitoria*



RADIATION LANTANA  
*Lantana camara 'radiation'*



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



DWARF INDIAN HAWTHORN  
*Rhipsalys indica 'Pink Lady'*



SHINY XYLOSMIA  
*Xylisma congestum compacta*



GREEN DESERT SPOON  
*Dasylirion leptoclade*

| PLANT SCHEDULE |                                       |                          |       |          |     |  |
|----------------|---------------------------------------|--------------------------|-------|----------|-----|--|
| SYMBOL         | COMMON NAME                           | COMMON NAME              | SIZE  | ADJUSTED | QTY |  |
| 1              | ACACIA MELANOXYLON 'DESERT CARPET'    | DESERT CARPET            | 5 GAL | 113      | 9   |  |
| 2              | ILEX VOMITORIA 'NANA'                 | DWARF YAUAPON 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              | RHIPSYALIS INDICA 'PINK LADY'         | DWARF INDIAN HAWTHORN    | 5 GAL | 13       | 15  |  |
| 6              | XYLOSMIA CONGESTUM 'COMPACTA'         | SHINY XYLOSMIA           | 5 GAL | 28       | 17  |  |
| 7              | DASYLIRION LEPTOCLADE                 | GREEN DESERT SPOON       | 5 GAL | 28       | 2   |  |

© All drawings, designs, details, specifications, and information are the sole work of Gothic Landscape, Inc. and are for use on the specific project. These drawings are not to be used by any other entity without the express written consent of Gothic Landscape, Inc. or its client.

DISCLAIMER  
THE MATERIALS OF THIS SET OF PLANS  
AND SPECIFICATIONS ARE FOR INFORMATION  
ONLY AND DO NOT CONSTITUTE A CONTRACT.  
THEY MAY NOT REFLECT THE ACTUAL SPECIES  
SIZE AT TIME OF INSTALLATION.

PLANT IMAGERY  
LAI 1

DR HORTON  
ALLEN FISHER  
OFFSITE LANDSCAPE PLANS  
SINGLE FAMILY RESIDENTIAL



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 MAPS 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

**ASSESSOR'S PARCELS - CLARK COUNTY, NV.**

- 001 ROAD PARCEL NUMBER
- 002 PARCEL NUMBER
- 003 AIR SPACE PCL
- 004 RIGHT OF WAY PCL
- 005 SUB-SURFACE PCL
- 006 202 PARCEL SUBSECT NUMBER
- 007 202 PARCEL SUBSECT NUMBER
- 008 5 BLOCK NUMBER
- 009 5 LOT NUMBER
- 010 5 LOT NUMBER

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

| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 |
|---|---|---|---|---|---|---|---|---|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 |

Scale: 1" = 200'

Rev: 1/8/2019

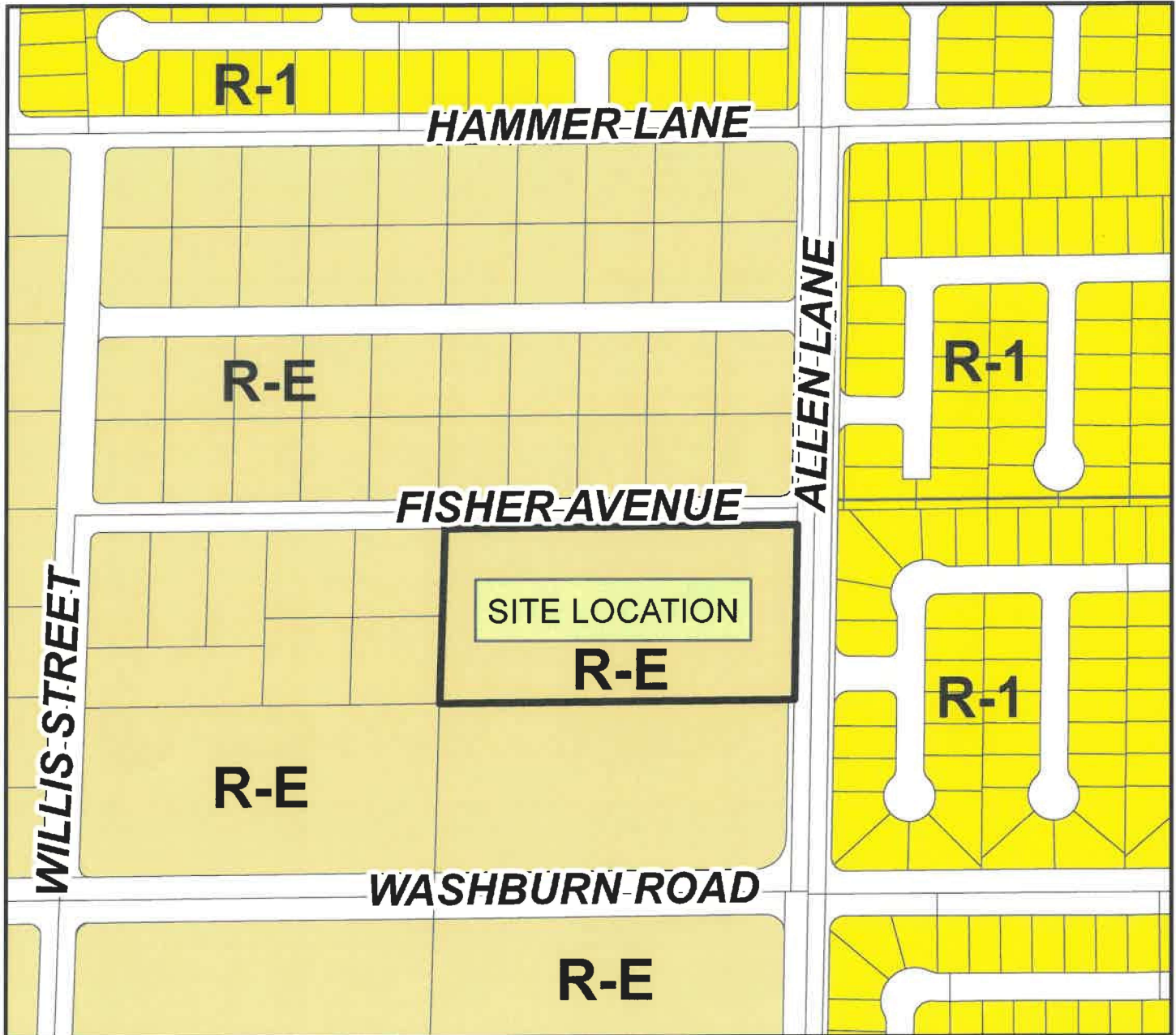






# THE CITY OF NORTH LAS VEGAS

## 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

