

CITY OF NORTH LAS VEGAS

INTEROFFICE MEMORANDUM

To: Sharianne Dotson, Principal Planner, Land Development & Community Services
From: Jimmy Love, Major Projects Coordinator, Department of Public Works
Subject: FDP-09-2024 **Opus At Lone Mountain**
Date: October 17, 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=jllove@cityofnorthlasvegas.com, O=City
of North Las Vegas, OU=Development &
Flood Control, CN=Jimmy Love
Reason: I am the author of this document
Date: 2024.10.17 10:00:08-07'00'

Jimmy Love, Major Projects Coordinator
Department of Public Works

ORDINANCE NO. 3209

AN ORDINANCE RELATED TO ZONING; RECLASSIFYING APPROXIMATELY 2.10 ± ACRES FROM R-E, RANCH ESTATES DISTRICT TO A PUD, PLANNED UNIT DEVELOPMENT DISTRICT, (ZN-07-2024, OPUS AT LONE MOUNTAIN) TO ALLOW A SIX (6) LOT, SINGLE-FAMILY RESIDENTIAL DEVELOPMENT FOR PROPERTY LOCATED AT THE NORTHWEST CORNER OF LONE MOUNTAIN ROAD AND FERRELL STREET AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

WHEREAS, the rezoning is consistent with the Comprehensive Plan; and

WHEREAS, the Council determines that the amendment will not adversely affect the health and general welfare; and,

WHEREAS, according to Paragraph B of Section 70 of Chapter 12 of Title 17 of the North Las Vegas Municipal Code, the City Council may, by ordinance, reclassify property.

NOW THEREFORE, the City Council of the City of North Las Vegas does ordain:

SECTION 1: In accordance with the provisions of **Ordinance No. 3209**, the following described parcel of land shall be reclassified as follows:

PUD, Planned Unit Development District (ZN-07-2024, Opus at Lone Mountain),

THE FOLLOWING PROPERTY DESCRIBED TO WIT:

LEGAL DESCRIPTION

APN: 124-32-403-006

Parcel No.1 That portion of the Southwest Quarter of the Southwest of Section 32, Township 19 South, Range 61 East M.D.M, Clark County, Nevada, described as follows: LOT (2) AS SHOWN BY MAP THEREOF ON FILE IN FILE 13 OF PARCEL MAPS, PAGE 86, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA

SECTION 2: The Planned Unit Development District (PUD) herein is subject to the development standards and requirements of the North Las Vegas Municipal Code as well as the following conditions of approval:

1. Unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. Each lot will have a minimum lot width of 80 feet.
3. A minimum lot area of 15,000 square feet per lot.
4. The total number of lots shall not exceed six (6) lots.

5. A seven (7) foot equestrian trail shall be provided along Verde Way and Lone Mountain Road.
6. The development shall remain within the Ranch Estates Rural Preservation Overlay District
7. The development shall comply with the R-EL Setbacks as follows:
 - a. Front: 20 Feet
 - b. Interior Side: 5 feet
 - c. Corner Side: 10 feet
 - d. Rear: 20 Feet
8. A Final Development Plan is required to be submitted and approved by Planning Commission.
9. Provide a stand-alone disclosure statement to all buyers that states the property is adjacent to existing rural uses including but not limited to: livestock, riding arenas and other rural uses. Such rural uses may cause dust, noise and odors. This disclosure statement must be recorded on each property.
10. There shall be a minimum eight foot (8') decorative block wall on the west boundary of the site as measured from APN: 124-32-403-005. The decorative wall must be at least six feet (6') tall when measured from APN: 124-32-403-006. If the adjacent property owner to the west will not give consent for the wall to be built on the property line then the applicant shall construct the wall entirely on the applicant's property.
11. All homes will be single story and allow for the option of an enclosed RV garage.

Public Works

12. 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.
13. Approval of a drainage study is required prior to submittal of the civil improvement plans.
14. 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.
15. A five-foot wide PUE is required adjacent to all streets, including internal streets. Consequently, along corner/side lot boundaries the property walls shall be set back a

minimum of five feet from the back of the sidewalk and only shallow rooted shrubbery may be planted in these areas. Landscape easements required for these areas as well.

16. 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.
17. All residential driveway geometrics shall be in compliance with the Uniform Standard Drawings for Public Works' Construction Off-Site Improvements Drawing Number 222.
18. Proposed residential driveway slopes shall not exceed twelve percent (12%).
19. 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. Lone Mountain Road (including equestrian trail)
 - b. Ferrell Street
 - c. Verde (rural preservation section w/ equestrian trail, no c&g / sidewalk)
20. The property owner is required to grant roadway easements where public and private streets intersect.
21. 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.
22. 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.
23. All common elements shall be labeled and are to be maintained by the Home Owners Association.
24. The property owner is required to grant a public pedestrian access easement for sidewalk located within a common element when that sidewalk is providing public access adjacent to the right-of-way.
25. A revocable encroachment permit for landscaping within the public right of way is required, if applicable.

26. The vacation of the northerly ten (10) feet of right-of-way on Lone Mountain Road must record concurrently with the map. Should the Order of Vacation not record within one/two year(s) from the approval date, the vacation shall be deemed null and void.
27. The applicant shall coordinate with CIP Project No. 10507 for Lone Mountain – Decatur to N 5th.
28. 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.
29. 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.
30. All off-site improvements must be completed prior to final inspection of the first building.

SECTION 3: NON-INFRINGEMENT OF RIGHTS. The City Council of the City of North Las Vegas has been informed by the City Attorney as to the constitutionality of this ordinance and based upon such information we are adopting this ordinance in good faith with a reasonable belief that the actions taken by the City of North Las Vegas are not in violation of any rights, privileges, or immunities secured by the laws providing for equal rights of citizens or persons.

SECTION 4: SEVERABILITY. If any section, paragraph, clause or provision of this Ordinance shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall in no way affect the validity and enforceability of the remaining provisions of this Ordinance.

SECTION 5: EFFECTIVE DATE. This Ordinance shall become effective after its passage by the City Council of the City of North Las Vegas and, after such passage by the City Council, publication once by title in a newspaper qualified pursuant to the provisions of Chapter 238 of NRS, as amended from time to time.

SECTION 6: PUBLICATION. The City Clerk shall cause this Ordinance, immediately following its adoption, to be published once by title, together with the names of the Council Members voting for or against passage, in a newspaper qualified pursuant to the provisions of Chapter 238 of NRS, as amended from time to time.

PASSED AND ADOPTED THIS 17TH day of July, 2024.

AYES: Mayor Pro Temp Black, Council Members Barron, Cherchio and Garcia-Anderson.

NAYS:

ABSENT: Maypr Goynes-Brown

APPROVED:



For

PAMELA A. GOYNES-BROWN, MAYOR

ATTEST:



JACKIE RODGERS
CITY CLERK

September 26, 2024

VIA EMAIL

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

***Re: Justification Letter – Final Development Plan
APN: 124-32-403-006 (NWC of Lone Mountain Road/Ferrell Road)***

To Whom It May Concern:

We are submitting our required Final Development Plan for the approved:

T-MAP -05-2024 - July 17, 2024.

This tentative map has been approved for 6 lots.

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

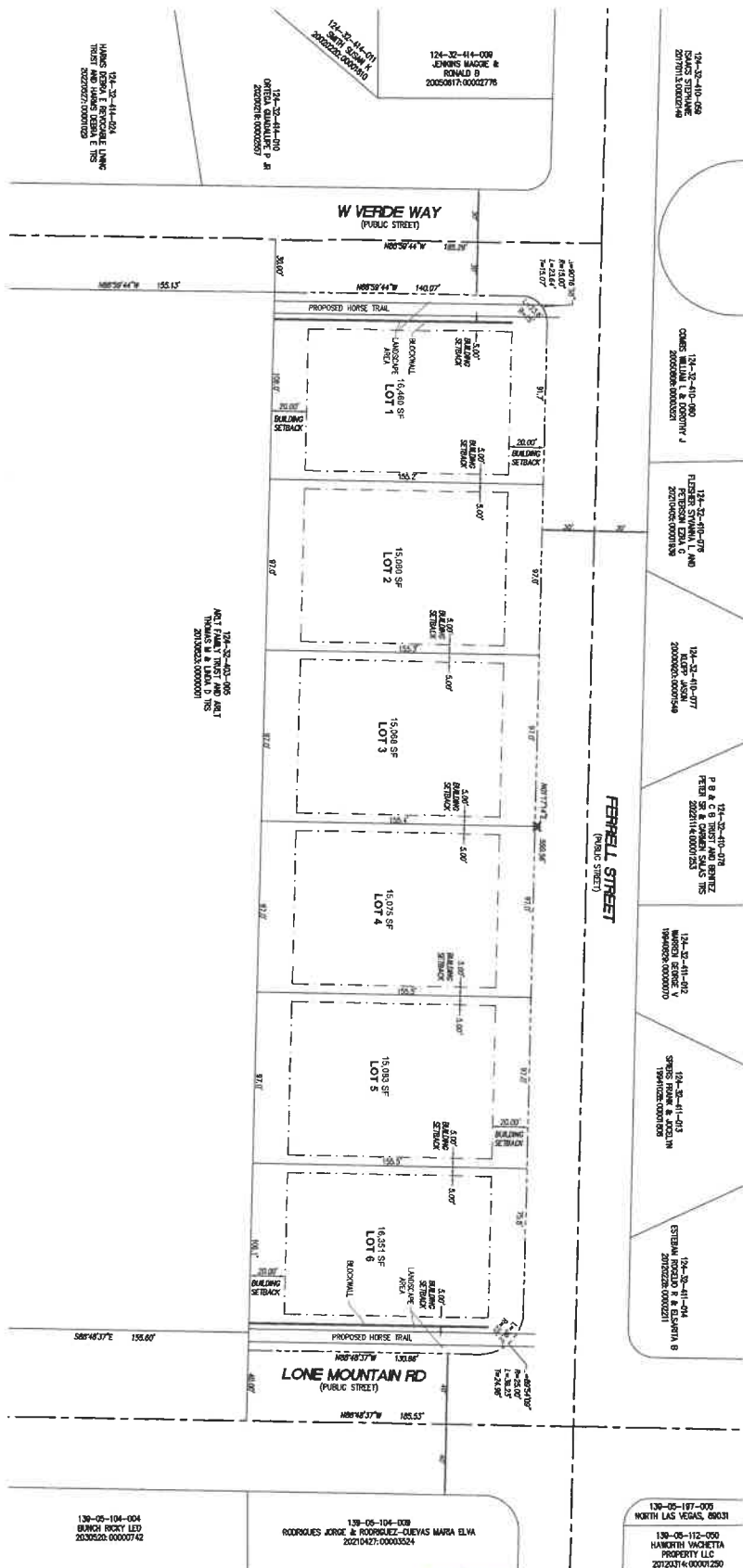
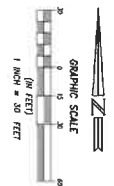
Sincerely,

RAINBOW CREEK, LLC

James P. Smith, Manager

PRELIMINARY DEVELOPMENT PLAN OF OPUS AT LONE MOUNTAIN

FOR
APN 124-32-403-006



DEVELOPER
LONE MOUNTAIN DEVELOPMENT, LLC
20221114-0001233
20221114-0001233

OWNER
LONE MOUNTAIN DEVELOPMENT, LLC
20221114-0001233
20221114-0001233

LEGEND

--- RIGHT OF WAY LINE
--- CENTERLINE
--- PROPERTY LINE

LEGAL DESCRIPTION

APN 124-32-403-006
LONE MOUNTAIN DEVELOPMENT, LLC
20221114-0001233
20221114-0001233

SITE INFORMATION

APN 124-32-403-006
LONE MOUNTAIN DEVELOPMENT, LLC
20221114-0001233
20221114-0001233

THIS PLAN IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE A GUARANTEE OF ANY KIND. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

SHEET

1

OF

1

DESCRIPTION:

PRELIMINARY DEVELOPMENT PLAN

PROJECT:

OPUS AT LONE MOUNTAIN

DRC

DRC Surveying Nevada, Inc.

7000 LA OROSCA ST, SUITE 200,
LAS VEGAS, NEVADA 89119
(702) 370-8119

Designed By: N/A

Drawn By: DPW

Checked By: DPW

Job No: SN24-156

Scale: N/A

Date: 03.05.2024

SEAL

REGISTERED PROFESSIONAL ENGINEER

STATE OF NEVADA

NO. 10071

EXPIRATION DATE 12/31/2026

3/5/2024

REVISIONS

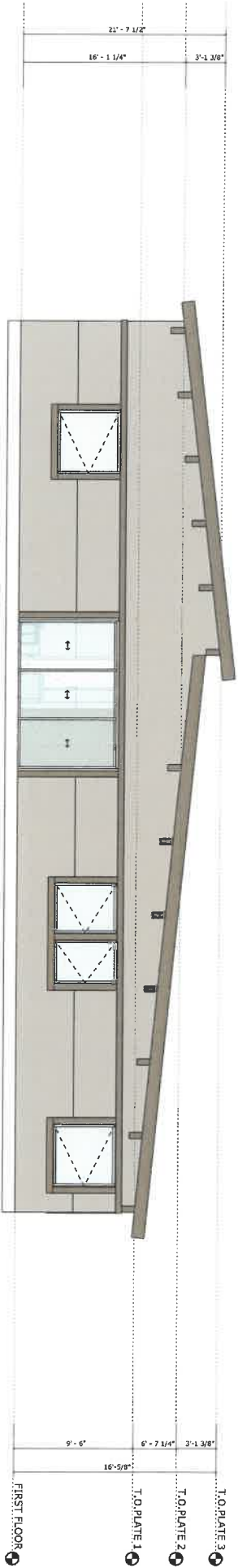
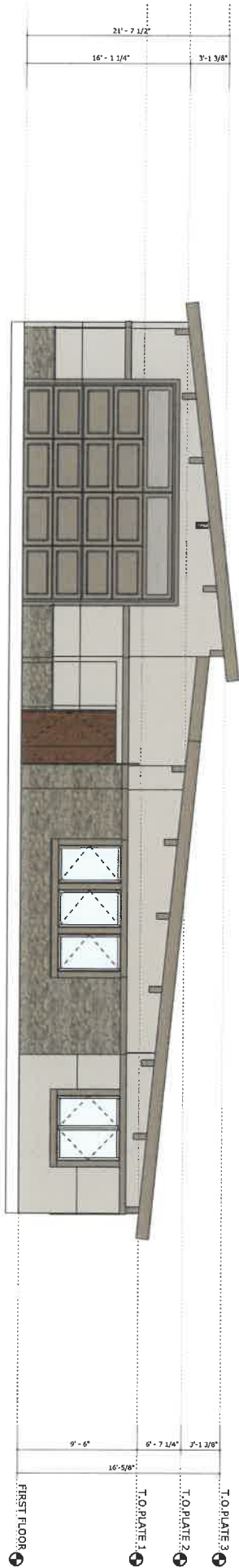
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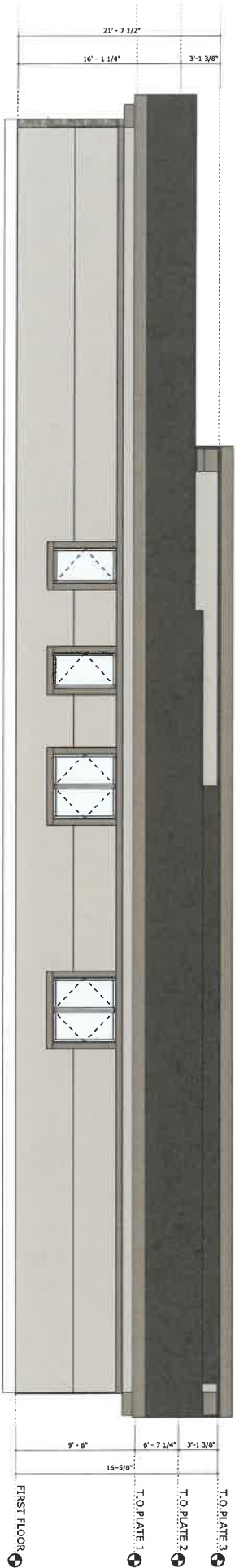


Exterior Perspective

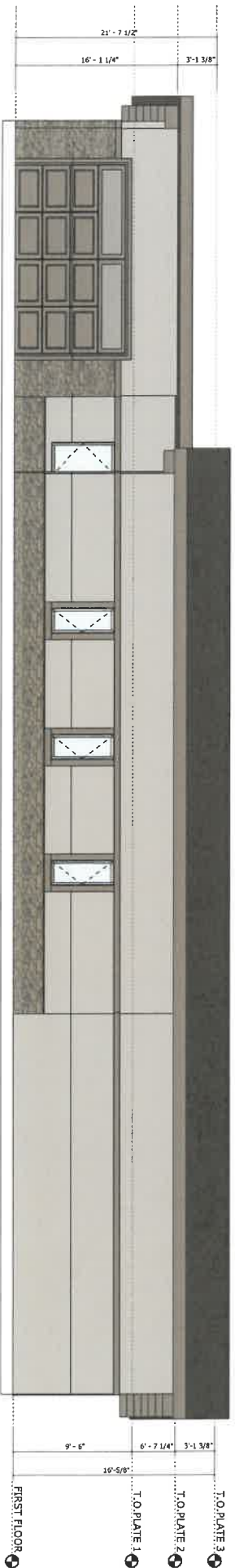


Exterior Perspective





RIGHT ELEVATION
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A.05



LEFT ELEVATION
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A.05



FLOOR PLAN

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

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A.03

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.

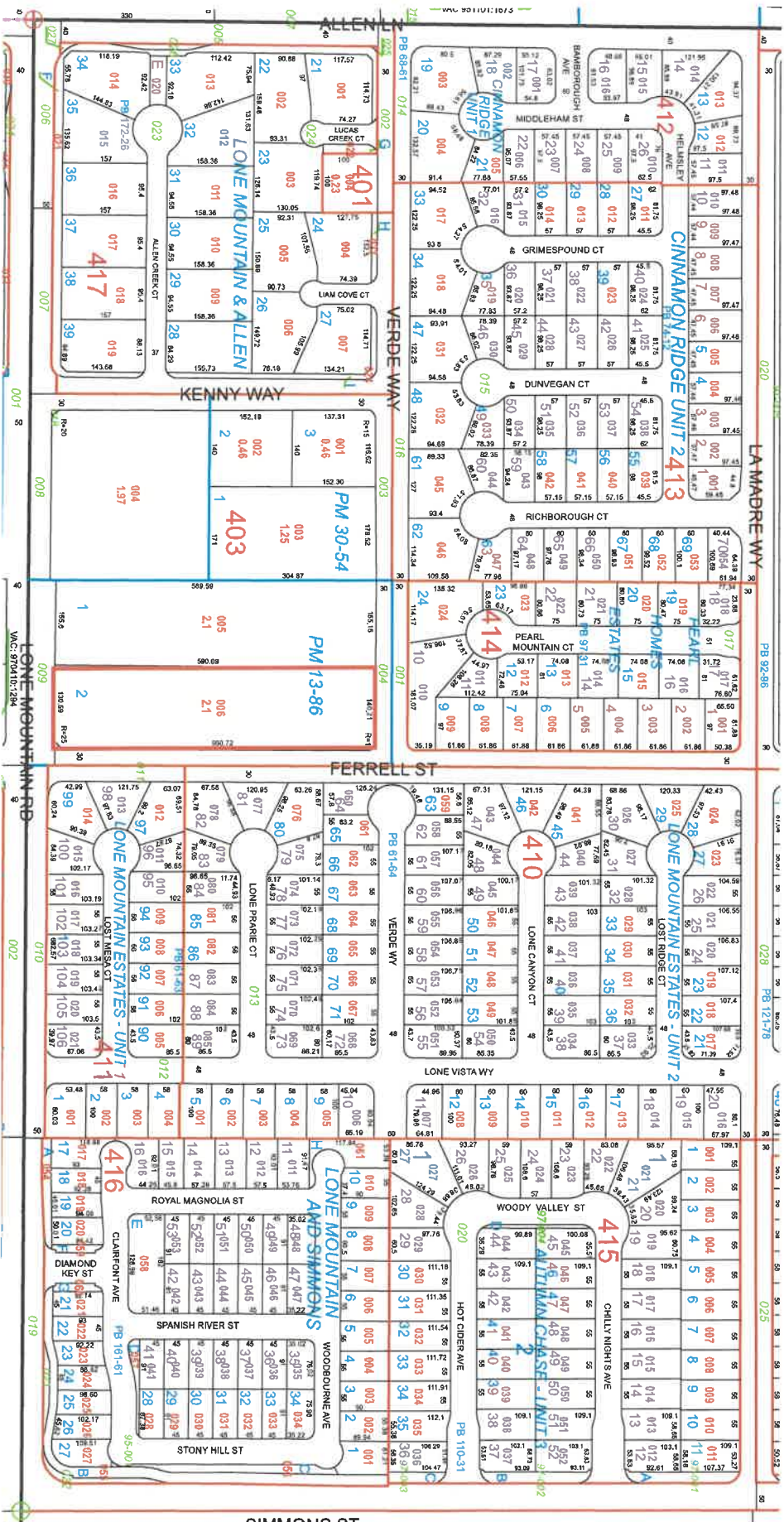
- MAP LEGEND**
- PARCEL BOUNDARY
 - SUB BOUNDARY
 - PAID BOUNDARY
 - ROAD EASEMENT
 - MATCH/LEADER LINE
 - HISTORIC LOT LINE
 - HISTORIC SUB BOUNDARY
 - SECTION LINE
 - CONDOMINIUM UNIT
 - AIR SPACE POL
 - RIGHT-OF-WAY POL
 - SUB-SURFACE POL

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

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125	124-125
138	139-140
163	162-161

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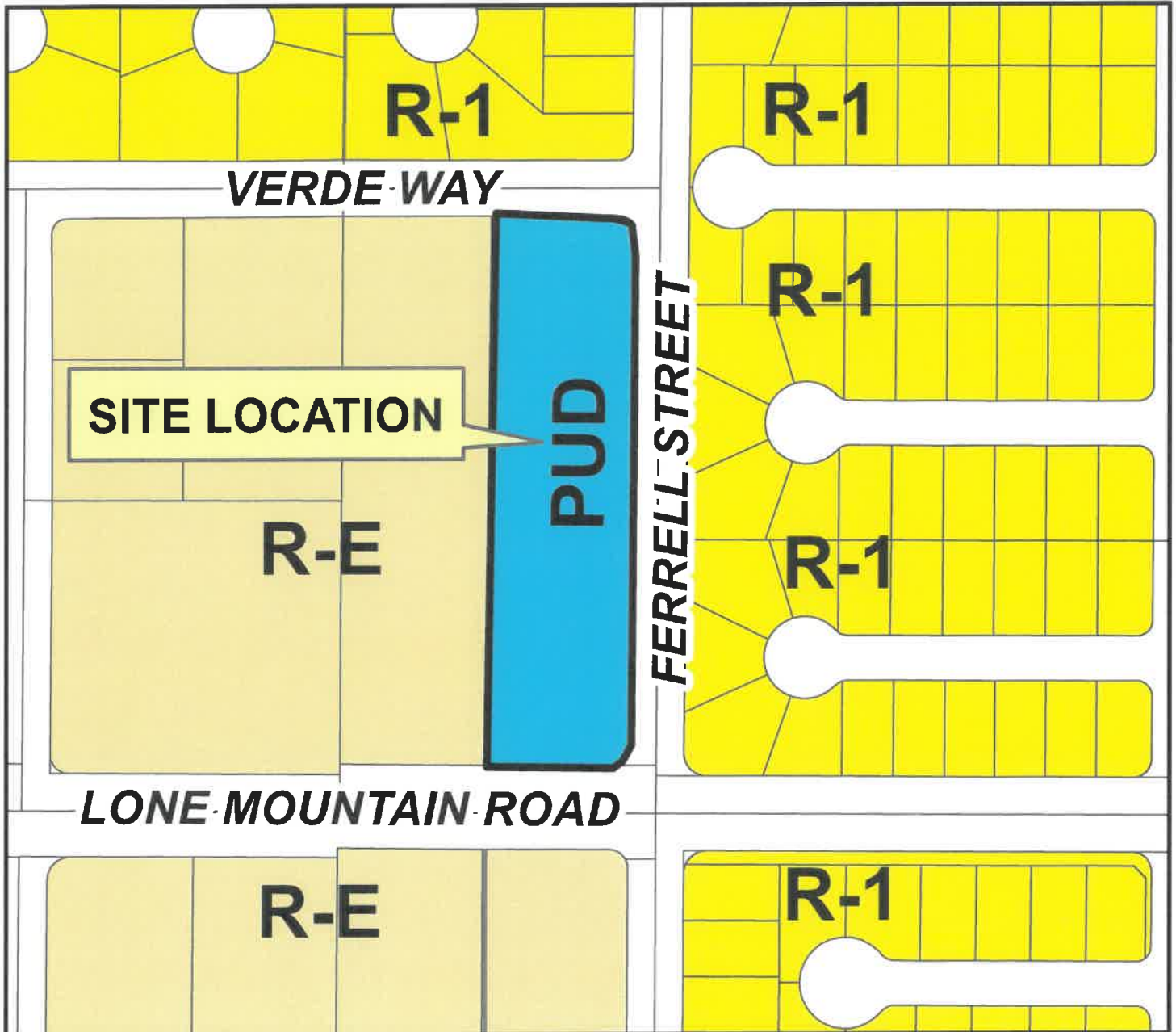
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124-32-4	





THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: Rainbow Creek
Application Type: Final Development Plan
Request: To Develop a Six (6) Lot, Single-Family Residential Subdivision
Project Info: Northwest Corner of Lone Mountain Road
and Ferrell Street
Case Number: FDP-09-2024

10/10/2024

