

## CITY OF NORTH LAS VEGAS

### INTEROFFICE MEMORANDUM

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To: Robert Eastman, Planning & Zoning Manager, Land Development & Community Services Dept.  
From: Jimmy Love, Major Projects Coordinator, Department of Public Works  
Subject: T-MAP-07-2024 **Clayton-Dorrell (Aliante)**  
Date: September 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 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. Interior local residential streets shall be designed per ***Clark County Area Uniform Standard Drawing*** No. 206.S1 Option A. The use of roll curb will require an additional one foot of right of way for a total width of forty-eight (48) feet.
4. Interior local residential streets shall be designed using roll curb per ***Clark County Area Uniform Standard Drawing*** No. 217.1 or 217.2.S1.
5. The public street geometrics, width of over-pave and thickness of the pavement sections will be determined by the Department of Public Works.
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 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.
8. 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.
9. Appropriate subdivision 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 map approval. Conformance may require modifications to the site.
10. All off-site improvements must be completed prior to final inspection of the first building.

11. All residential driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 222.
12. Proposed residential driveway slopes shall not exceed twelve percent (12%).
13. All lots shall comply with the *City of North Las Vegas Municipal Code* section 16.20.02.B which states: "The side lines of lots shall be approximately at right angles to the street upon which the lot faces, or approximately radial if the street is curved." Compliance may require modifications to the current layout.
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.

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.

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Jimmy Love, Major Projects Coordinator  
Department of Public Works



**August 27, 2024**

**W.O # 8364**

**CITY OF NORTH LAS VEGAS**

**Planning Department**

2250 Las Vegas Boulevard

North Las Vegas, Nevada 89130

Attention: Planning Department

**Subject: Parcel 64 - Aliante (Letter of Intent)**

**RE: APNs 124-21-110-003 – 2.84 Gross Acres**

**Planning Department:**

**Subject: 1. Tentative Map**

On behalf of our client Forestar, VTN Nevada is requesting the approval of a Tentative Map for the above referenced parcel. Forestar is proposing to develop the subject parcel of land as a 17-Lot residential development with a proposed zoning of R-1/MPC (Single-Family Low-Density Residential District) within Parcel 64 of Aliante Master Development Plan as approved on January 16, 2002, within the jurisdiction of the City of North Las Vegas.

The proposed residential development is located southeast of Clayton Street and Dorrell Lane.

**Project Information:**

The project consists of 2.84 +-acre (gross).

The project site is bound by properties with planned land use and zoning as follows:

- North: R-1/MPC (Master Plan Community Single Family Residential)
- South: R-1/MPC (Master Plan Community Single Family Residential)
- East: R-CL (Planned Community District – Single Family Compact Lot)
- West: R-1/MPC (Master Plan Community Single Family Residential)

**Land Use Cases**

**1. Tentative Map**

For a 17-lot residential subdivision within Parcel 64 of Aliante Master Plan community

The setbacks per Aliante Master Plan – R-1/MPC (Section 4.10.E) are as follows:

- Lot Size : 4,000 sf.
- Front yard : 15 feet
- Front setback to Garage : 20 feet
- Side yard : 5 feet
- Street side : 10 feet
- Rear : 15 feet
- Patio/Deck : 10 feet

### **The Project**

The proposed development will consist of the following uses:

The plans depict a proposed single-family residential development consisting of 17 residential lots on approximately 2.84 +/- acres for an overall density of 5.98 dwelling units per gross acre.

The proposed community will conform to the development standards as identified in the Aliante Master Development Plan. The development will be accessed from Clayton Street. Clayton Street is currently accessed via a 66-foot public street with full improvements. The improvements included full public street improvements, pavement, curb and gutter, sidewalks, streetlights, landscaping buffers along the frontage, etc. The subject parcel's main access will be via a 47-foot private street system. The private street system will include 37 feet curb to curb, roll curbs on each side and a 5-foot sidewalk on each side of the street. The proposed private street will meet the minimum requirements for street within the Aliante Master Plan for providing curvilinear street for street greater than 650 feet in length or providing a minimum of 25 feet of lateral deviation. The applicant will also provide varying setbacks for the proposed homes in order to create a more an interesting streetscape.

### **Architectural Plans**

#### **Single Family**

The elevations for the development consist of three (3) models. Each model has three (3) elevations including covered entrances, building pop-outs, etc. All elevations on the plans depict enhanced architectural elements. The floor plans show homes ranging in size from 2,500 to 3,500 square feet (livable area) with options, which may further increase the area of each model. Each model will have a minimum 2 car garages (front-loaded).

### **Public Utilities**

#### **Sanitary Sewer**

Sewer service is provided from exiting (21) twenty-one-inch main line sanitary sewer line located within the public right of way of Clayton Street. The sewer service will be extended into the development to provide service to the proposed development.

#### **Water**

Water service is provided from exiting (16) sixteen-inch main line located within the public right of way of Clayton Street. The water service will be extended into the development to provide service to the proposed development.

#### **Storm Drainage**

Drainage from the site will be directed through the internal private streets and conveyed to pre-development drainage patterns and will conform to City of North Las Vegas standards.

#### **Flood Zone**

The subject property is not within a flood zone "A" per Firm Panel # 1766.

We thank you in advance for your time and consideration. If you have any questions or comments, please feel free to contact me at 702-873-7550.

Sincerely,

*Jeffrey Armstrong*

Jeffrey Armstrong  
Planning Manager

cc: Michael Bradshaw, Forestar  
Dave Edwards PE, VTN Nevada





Real Property Management  
1180 Military Tribute Place  
Henderson, NV 89074

## School Development Tracking Form

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

Date Filed 09/12/2024 Application Number T-MAP-07-2024 Entity NLV

Company Name Forestar

Contact Name \_\_\_\_\_

Contact Mailing Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Phone (702) 413-0991 Email \_\_\_\_\_

Project Name Clayton-Dorrell (Aliante)

Project Description Develop 17 Lot residential development  
Located at SE of Clayton Street & Dorrell Lane  
2.84 gross acres

APN's 124-21-110-003

Student Yield	Elementary School	Middle School	High School
Single-Family Units (1) 17	x 0.142 = 3	x 0.080 = 2	x 0.130 = 3
Multi-Family Units (2)	x 0.124 = 0	x 0.061 = 0	x 0.080 = 0
Resort Condo Units (3)			
Total	3	2	3

(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
Goynes, Theron H. & Naomi D. ES	3409 Deer Springs Way	K-5	721	688	05/01/24
Cram, Brian & Teri MS	1900 W Deer Springs Way	6-8	1529	1374	05/01/24
Legacy HS	150 W Deer Springs Way	9-12	2457	2521	05/01/24

\* CCSD Comments Legacy HS is over program capacity for the 2024-2025 school year. Legacy HS is 102.60% over program capacity.

☐ Approved

☐ Disapproved



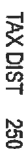


## Briana Johnson - Assessor

100	101	102
125	124	123
138	139	140

Scale: 1" = 200'

8	4	8	4
6	1	5	1
6	2	6	2
7	3	7	3
3	4	8	4
5	1	5	1

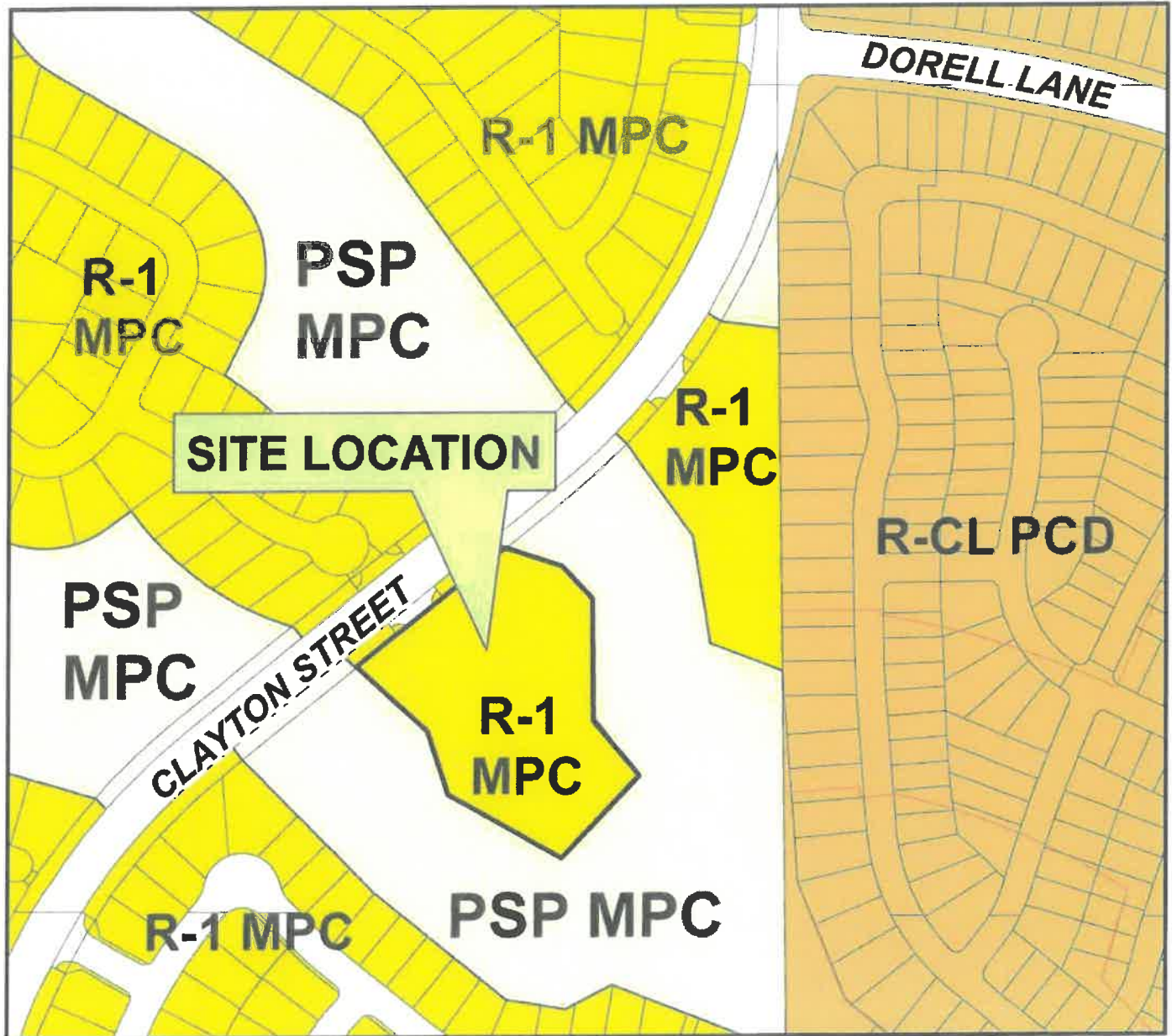






# THE CITY OF NORTH LAS VEGAS

## Location & Zoning Map



Applicant: FORESTAR  
Application: Tentative Map  
Request: To Allow a 17-Lot, Single-Family Residential Subdivision  
Project Info: East of Clayton Street and Approximately 840 Feet South of the Intersection of Clayton Street and Dorrell Lane  
Case Number: T-MAP-07-2024

09/10/2024

