

CITY OF NORTH LAS VEGAS

INTEROFFICE MEMORANDUM

To: Bryan Saylor, Planner, Land Development & Community Services Dept.
From: Jimmy Love, Major Projects Coordinator, Department of Public Works
Subject: SPR-06-2024 **Pecos & Rome Apartments**
Date: July 18, 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 any preliminary development plans and civil improvement plans submitted to the City. Subsequent identification of additional hazards may substantially alter development plans
2. Approval of a drainage study is required prior to submittal of the civil improvement plans. Conformance may require modifications to the site plan.
3. Approval of a traffic study / update is required prior to submittal of the civil improvement plans. Please contact Traffic Engineering at 633-2676 to request a scope.
4. The project access are not proposed to be gated.
5. Depict an ADA accessible route from the Public right-of-way to the buildings.
6. The size and number of access points and their locations are subject to review and approval by the City of North Las Vegas Traffic Engineer and must meet the standards set forth in *North Las Vegas Municipal Code* section 17.24.040; Conformance may require modifications to the site.
7. All driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Numbers 222.1
8. The public street geometrics and thickness of the pavement sections will be determined by the Department of Public Works.
9. Building numbering shall be in accordance with the North Las Vegas Street Naming and Address Assignment Standards.
10. The proposed driveway on Pecos Road shall be right in – right out only.

11. 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. E. Rome Blvd.
 - b. N. Pecos Road (including a raised median & AC transition on Pecos north of Rome)
12. A revocable encroachment permit for landscaping within the public right of way is required.
13. The property owner is required to grant a roadway easement for commercial driveway(s).
14. The property owner is required to grant a sidewalk easement for sidewalk located on private property when that sidewalk is providing public access adjacent to the right-of-way.
15. 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.

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>.

Robert W. Weible

Digitally signed by Robert W. Weible
DN: C=US,
E=weibler@cityofnorthlasvegas.com,
O=Public Works, OU=DFC,
CN=Robert W. Weible
Date: 2024.07.29 10:23:52-07'00'

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.

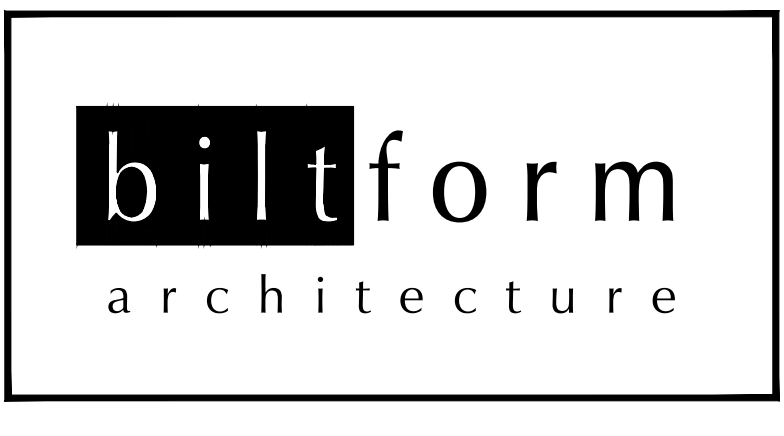
Thank you in advance for your consideration. Please do not hesitate to let me know if you have any questions or concerns.

Sincerely,

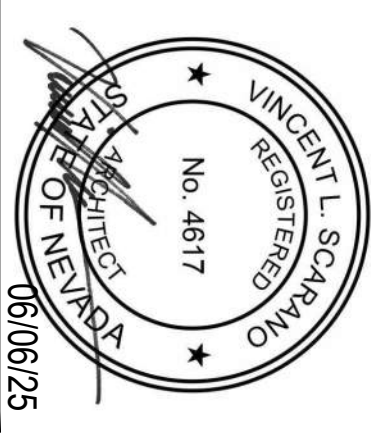
KAEMPFER CROWELL

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

Anthony J. Celeste



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PECOS AND ROME

Apartment Homes

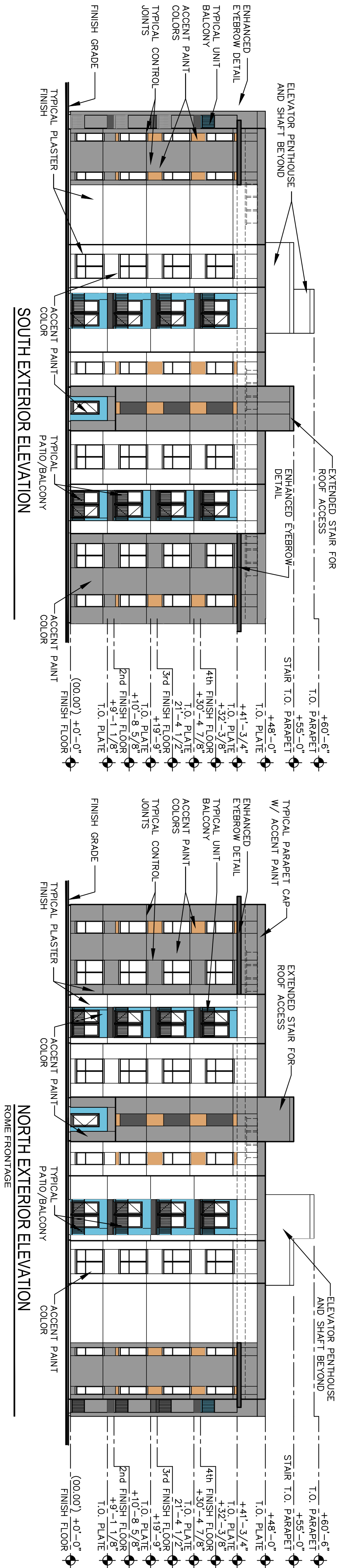
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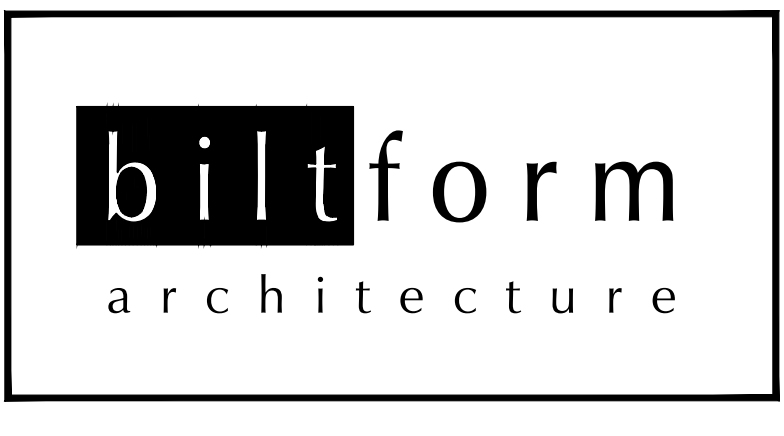
NPR LONE STAR DEVELOPMENT LLC

REVISIONS:	
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JOB NO:	24-028
DATE:	June 25th, 2024
SCALE:	1/8" = 1'-0"
SHEET NO:	

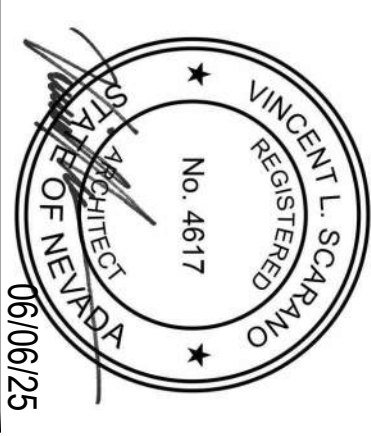
BUILDING TYPE 1 EXTERIOR ELEVATIONS

A5.3.0





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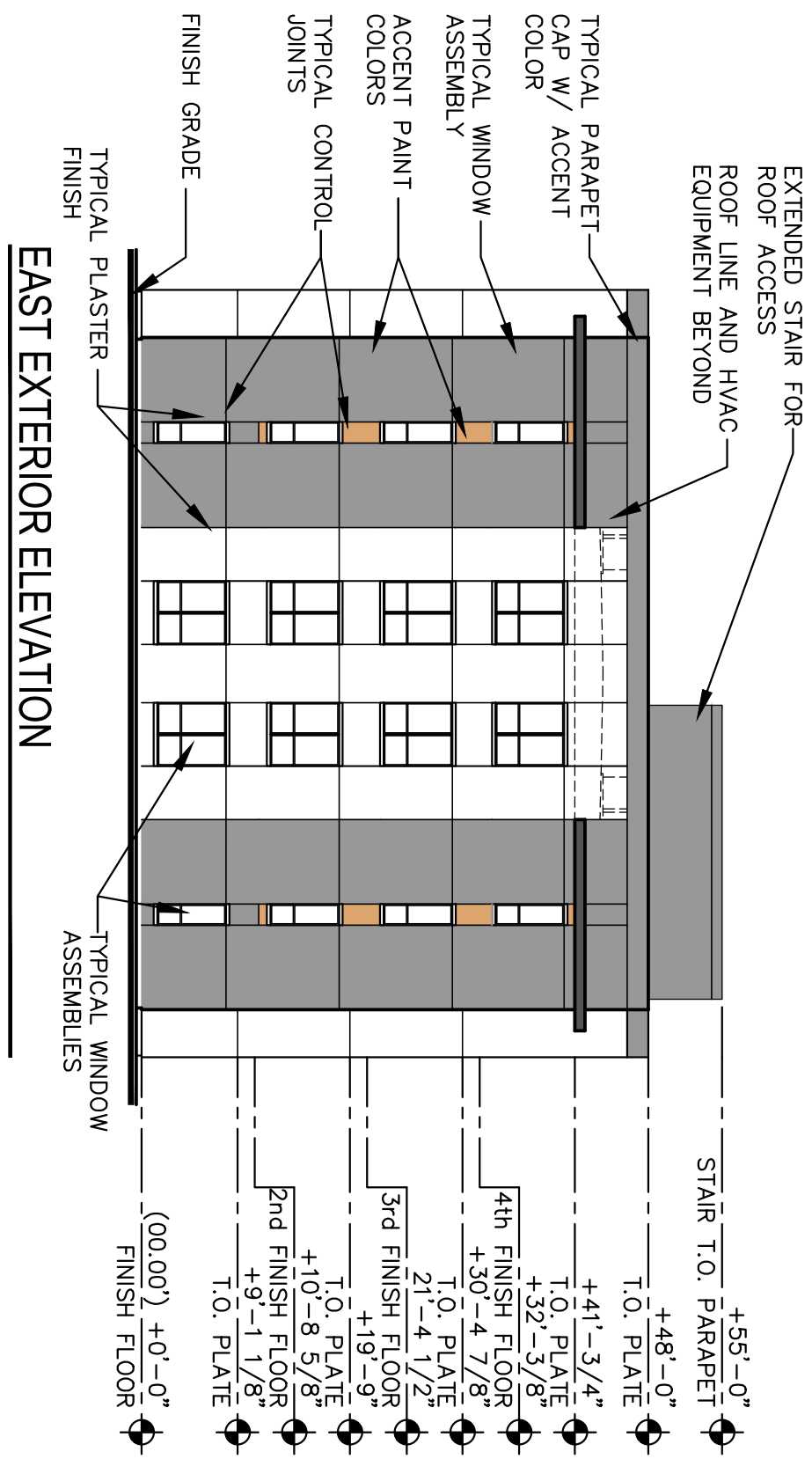
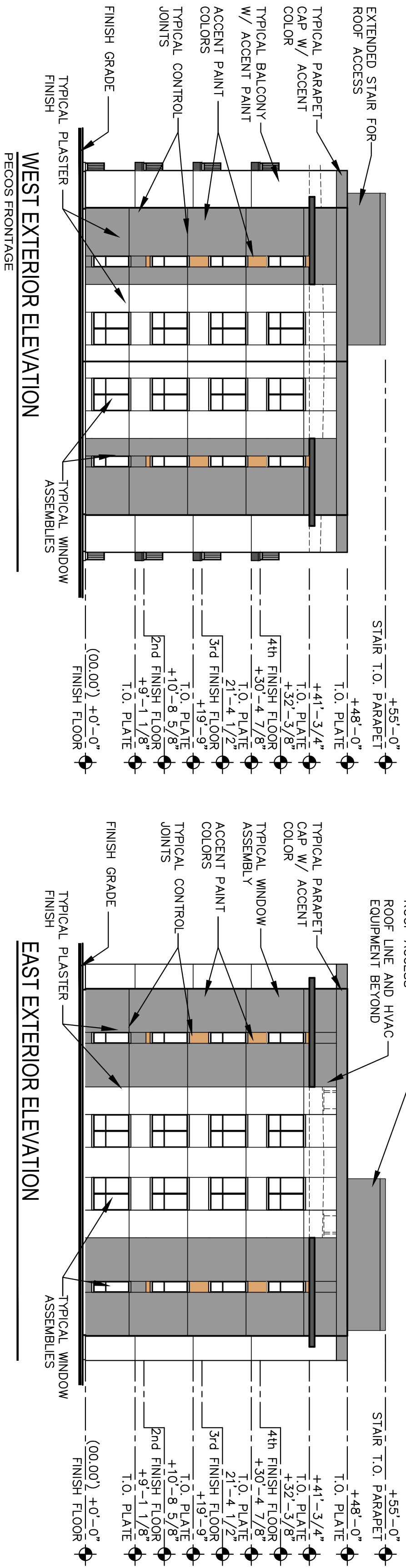
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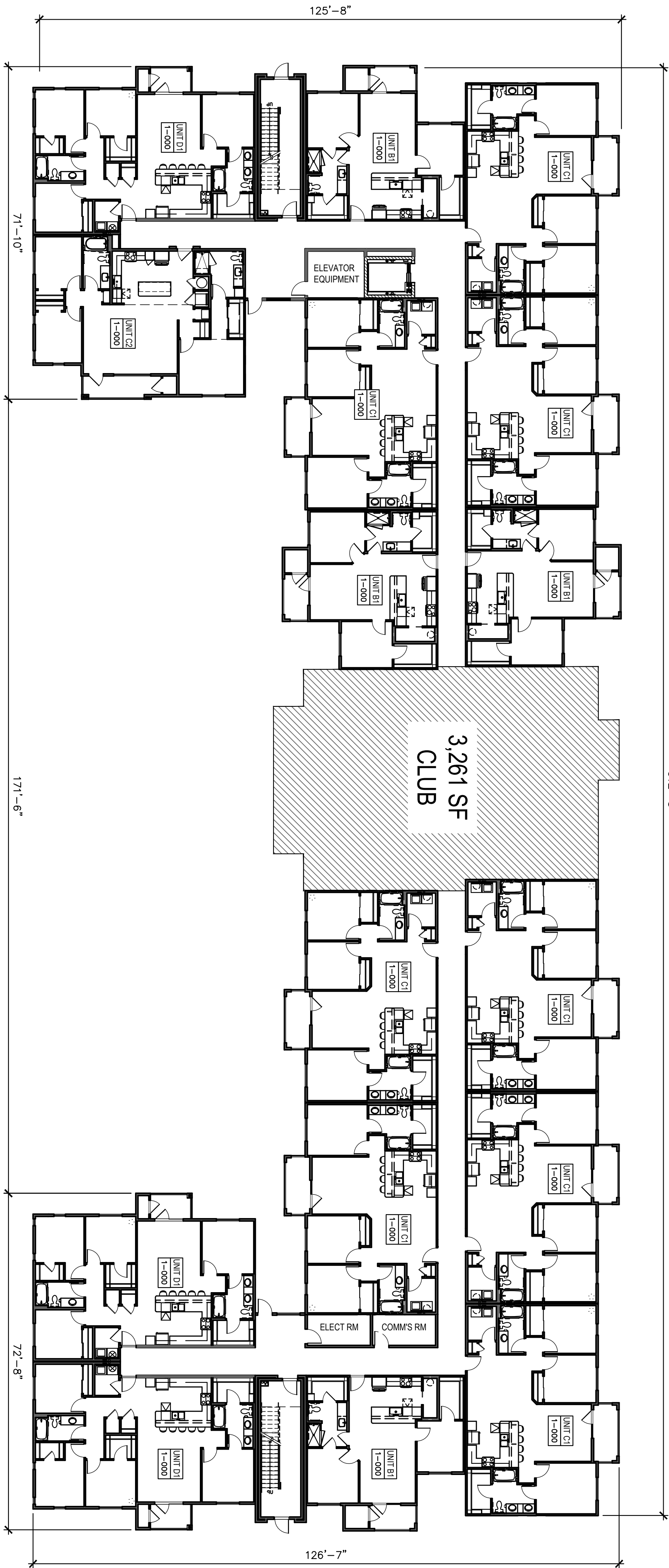
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DATE:	June 25th, 2024
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BUILDING TYPE 2 EXTERIOR ELEVATIONS

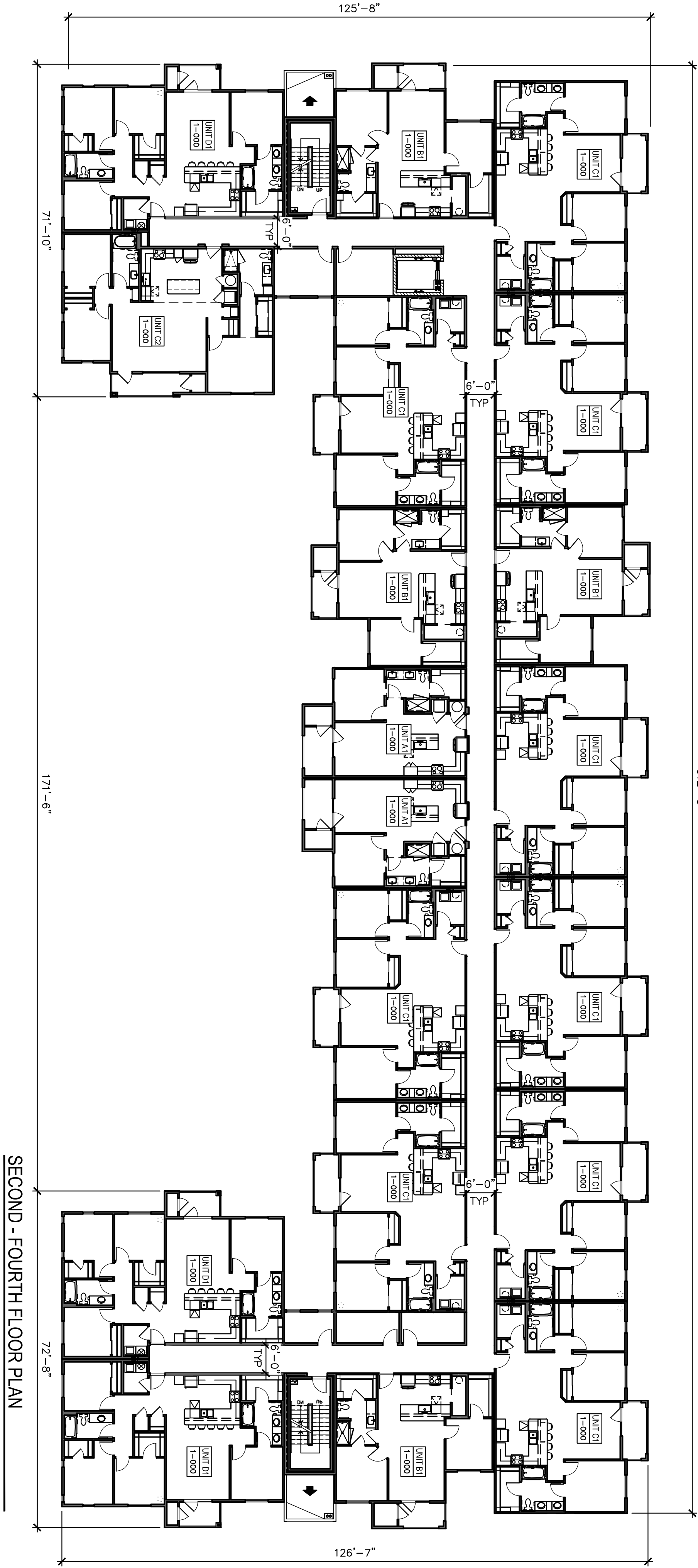
A6.3.0



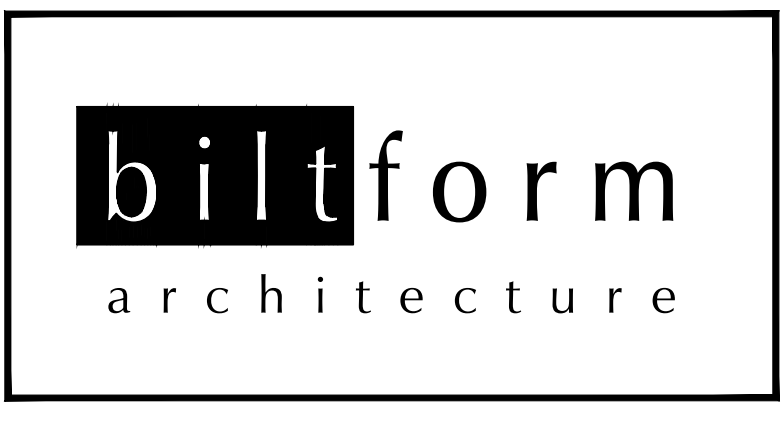
TOTAL UNIT MIX					
	1ST FLR.	2ND FLR.	3RD FLR.	4TH FLR.	TOTAL
1BD	0	2	4	2	6
2BD	4	4	4	4	16
3BD	9	10	10	10	39
4BD	3	3	3	3	12
TOTAL	16	19	19	19	73



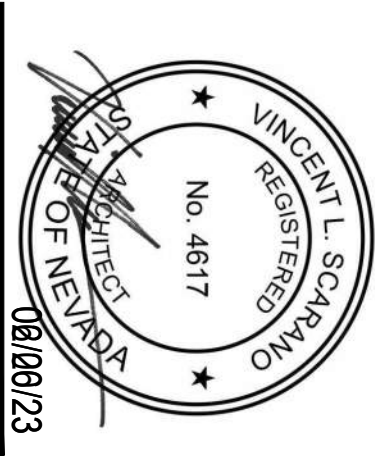
FIRST FLOOR PLAN



SECOND - FOURTH FLOOR PLAN



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NRP LONE STAR DEVELOPMENT LLC

REVISIONS:

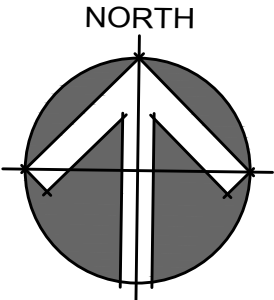
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JOB NO. 24.028

DATE: February 7th, 2024

SCALE: 1/8" = 1'-0"

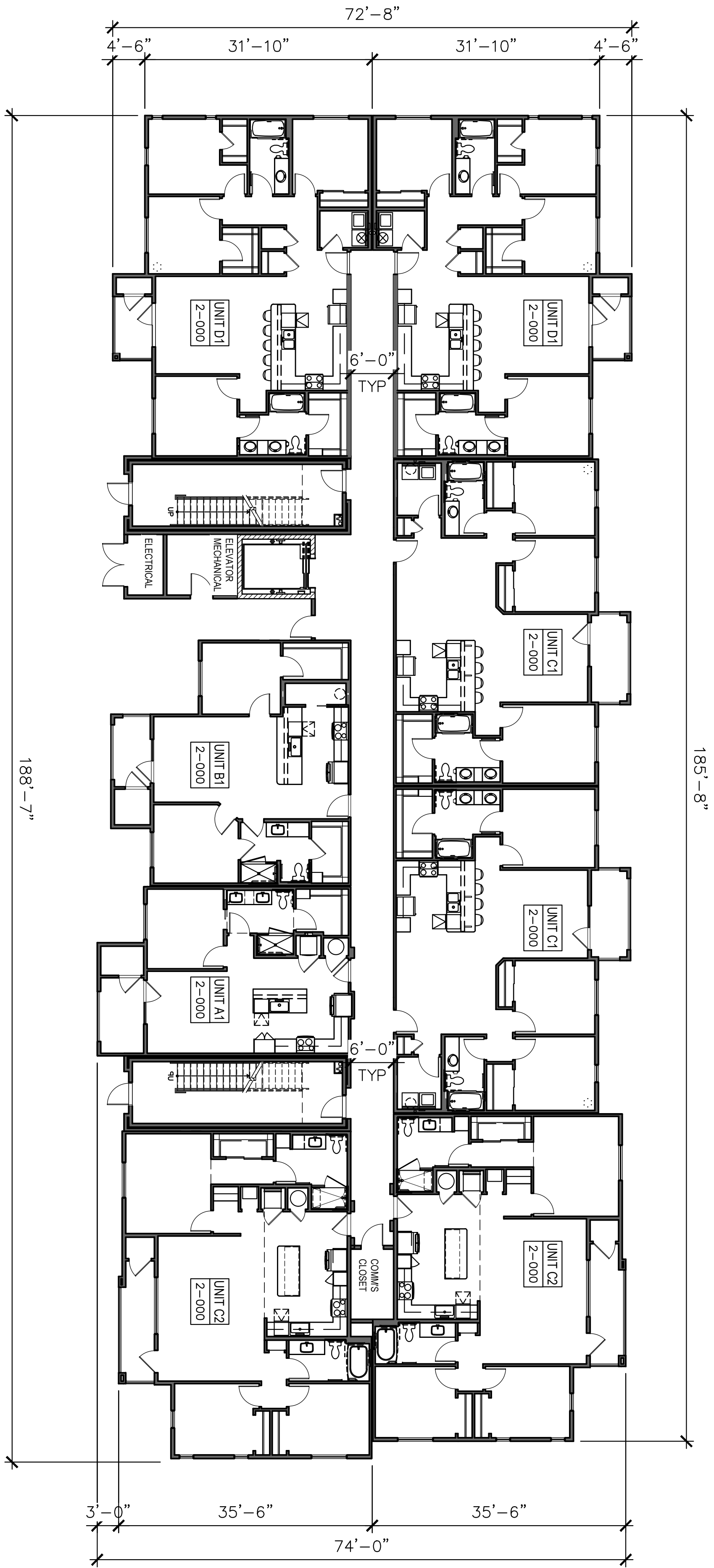
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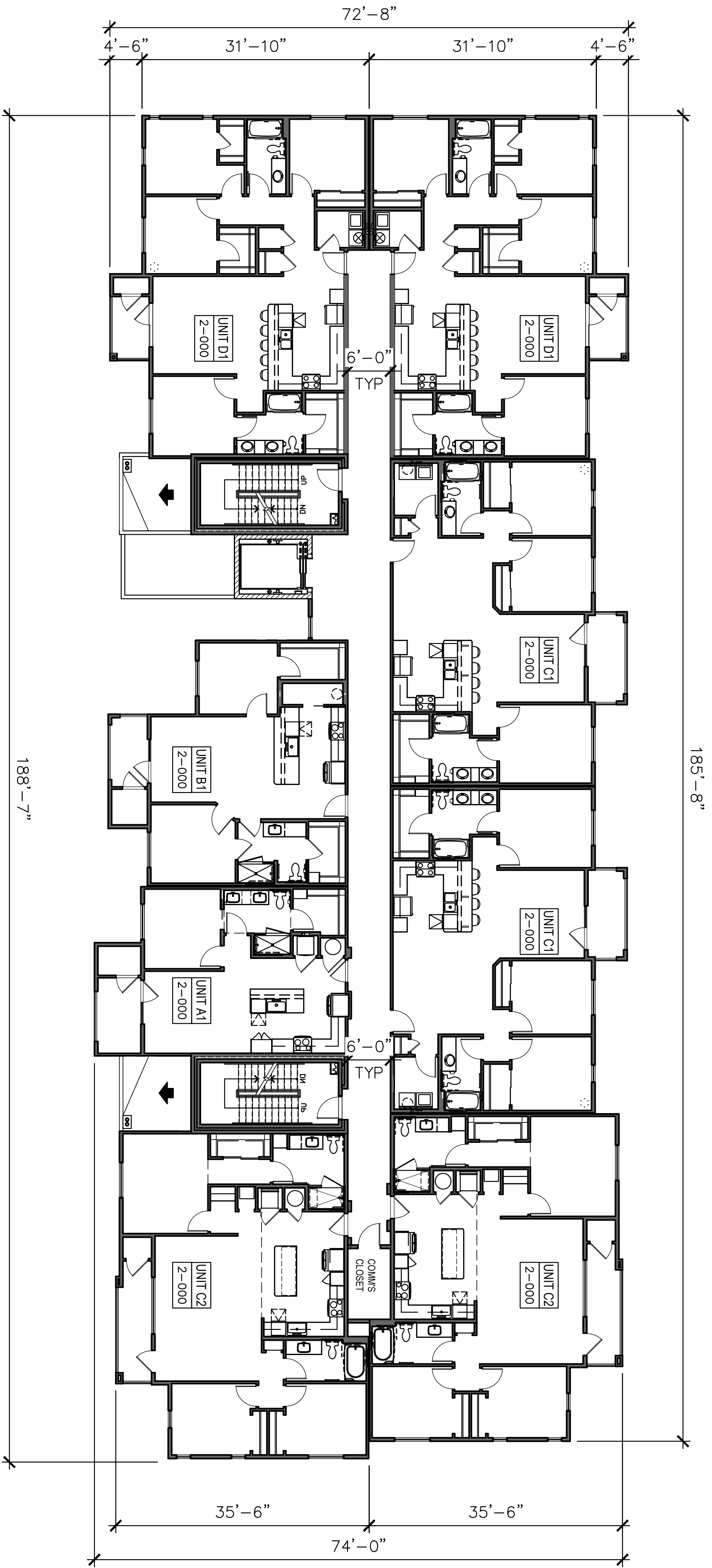
BUILDING TYPE 1
1ST - 4TH FLOOR PLANS

A5.1.0

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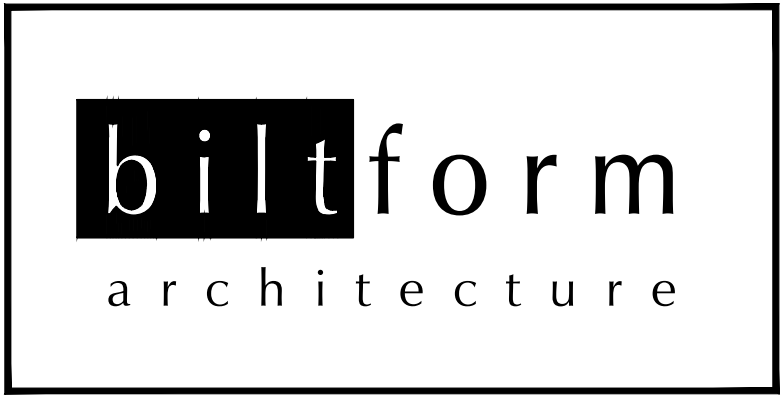


FIRST FLOOR PLAN



SECOND - FOURTH FLOOR PLAN

TOTAL UNIT MIX					
	1ST FLR	2ND FLR	3RD FLR	4TH FLR	TOTAL
1BD	1	1	1	1	4
2BD	1	1	1	4	4
3BD	4	4	4	4	16
4BD	2	2	2	8	8
TOTAL	8	8	8	2	32



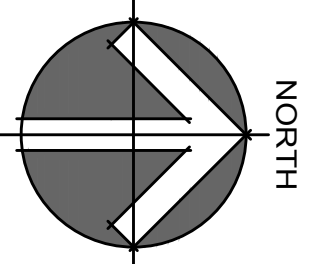
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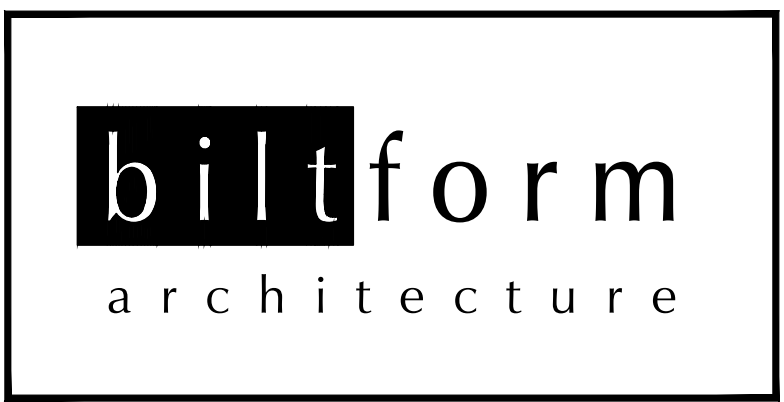
NRP LONE STAR DEVELOPMENT LLC



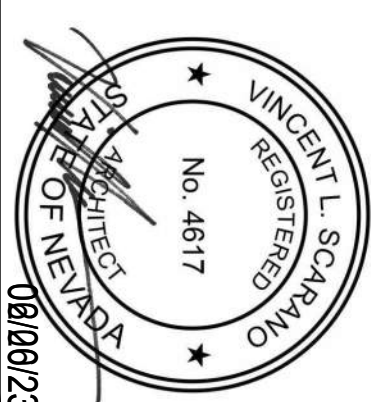
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DATE: February 7th, 2024		
SCALE: 1/8" = 1'-0"		
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BUILDING TYPE 2
1ST - 4TH FLOOR PLANS

A6.1.0



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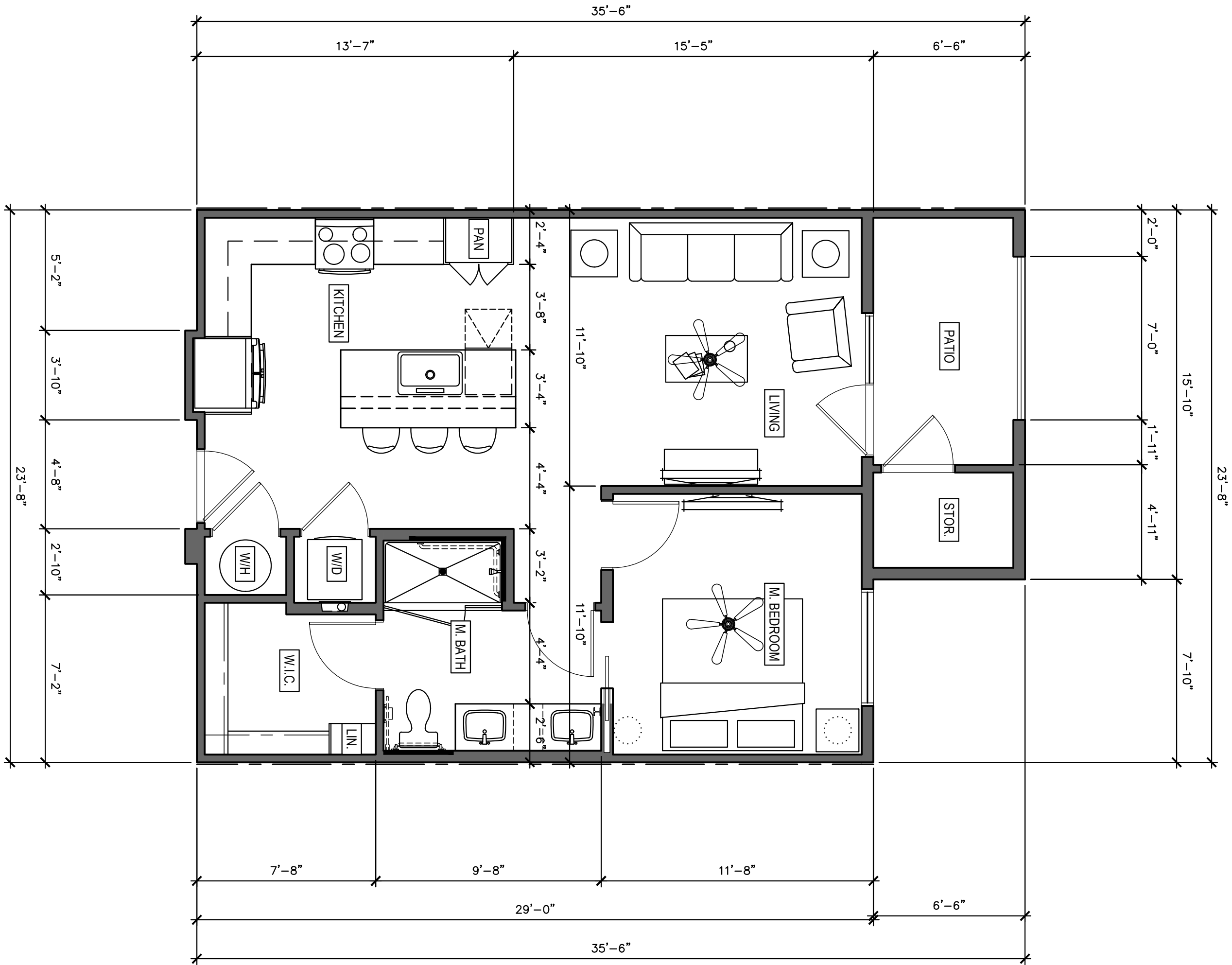
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DATE	February 7th, 2024
SCALE	1/4" = 1'-0"

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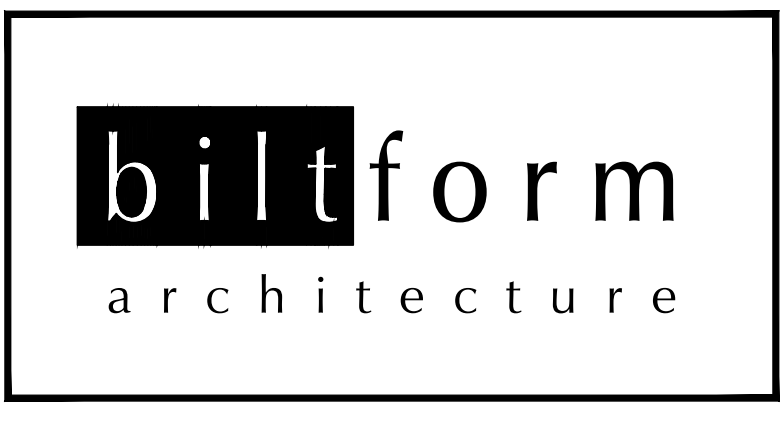
ONE BEDROOM
UNIT PLAN

A2.1.0
UNIT PLANS

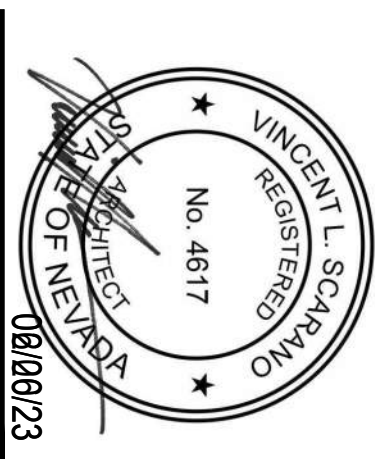
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NET LIVABLE AREA:	647 S.F.
LIVABLE:	63 S.F.
PATIO:	24 S.F.
STORAGE:	60 S.F.
TOTAL:	744 S.F.
GROSS LIVABLE AREA:	693 S.F.
LIVABLE:	71 S.F.
PATIO:	71 S.F.
STORAGE:	32 S.F.
TOTAL:	796 S.F.



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JOB NO. 24-028

DATE February 7th, 2024

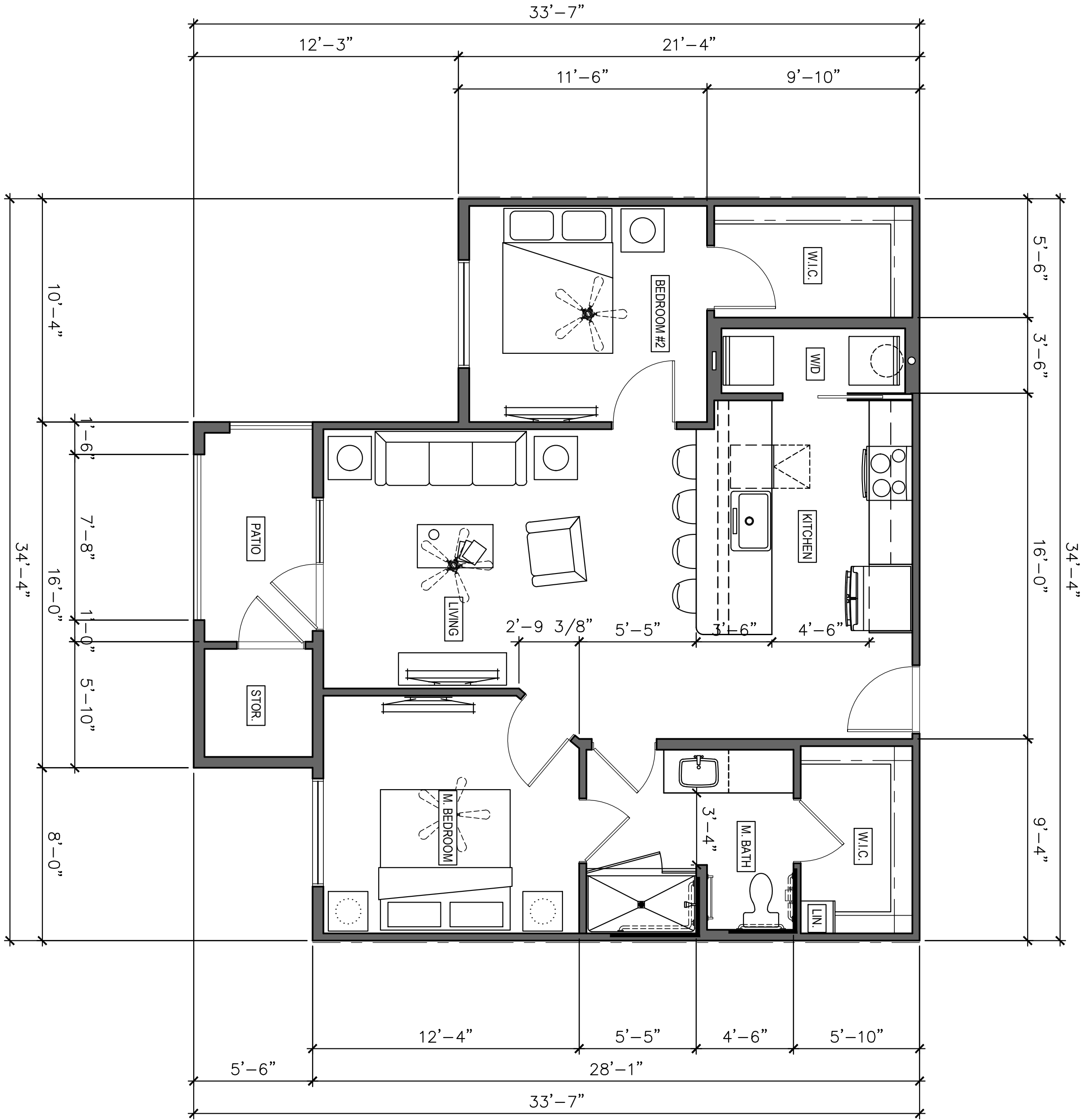
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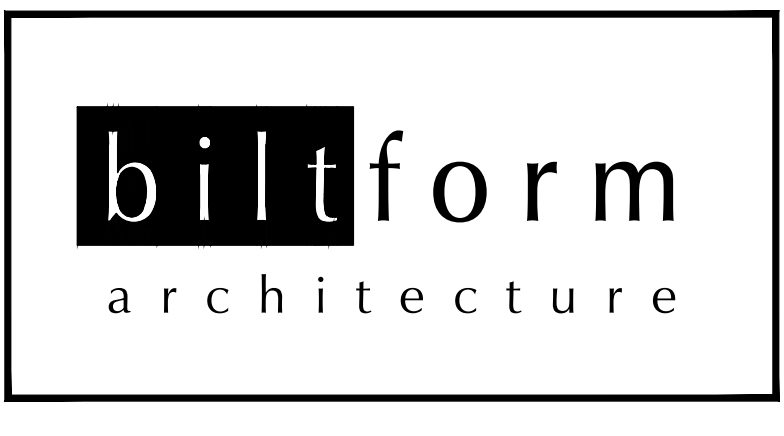
TWO BEDROOM
UNIT PLAN

A2.2.0
UNIT PLANS

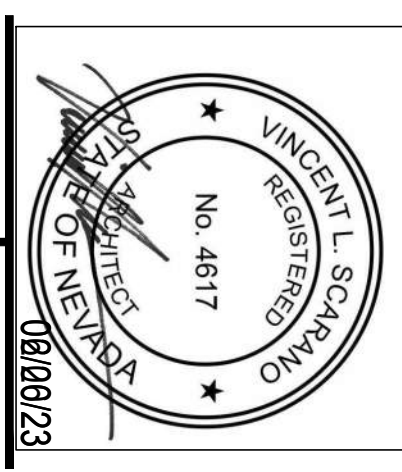
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UNIT B1	
NET LIVABLE AREA:	
LIVABLE:	947 S.F.
PATIO:	77 S.F.
STORAGE:	24 S.F.
TOTAL:	928 S.F.
GROSS LIVABLE AREA:	
LIVABLE:	900 S.F.
PATIO:	64 S.F.
STORAGE:	32 S.F.
TOTAL:	996 S.F.



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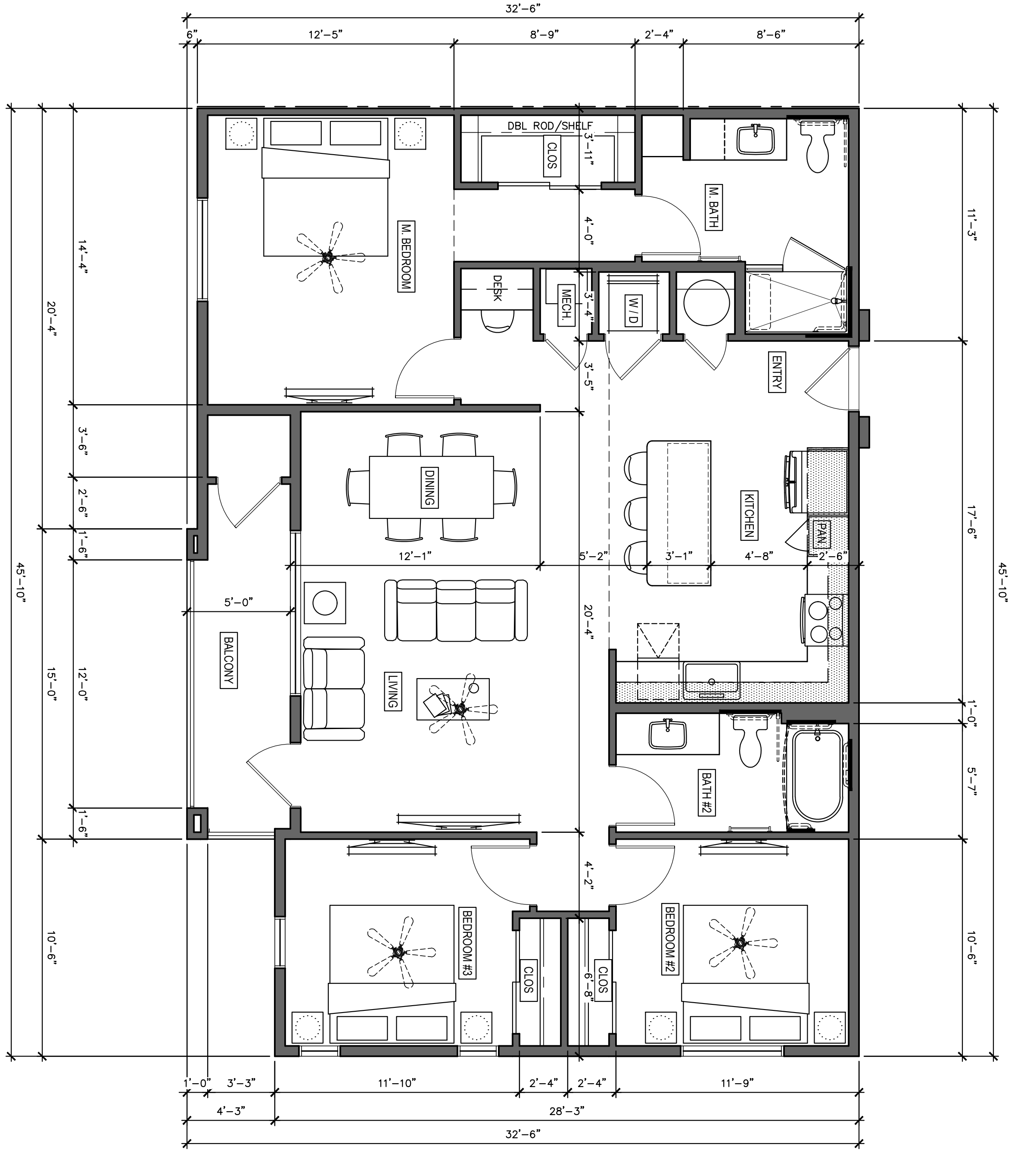
6555 N. PECOS ROAD, NORTH LAS VEGAS, NEVADA 89086

NRP LONE STAR DEVELOPMENT LLC

THREE BEDROOM UNIT PLANS

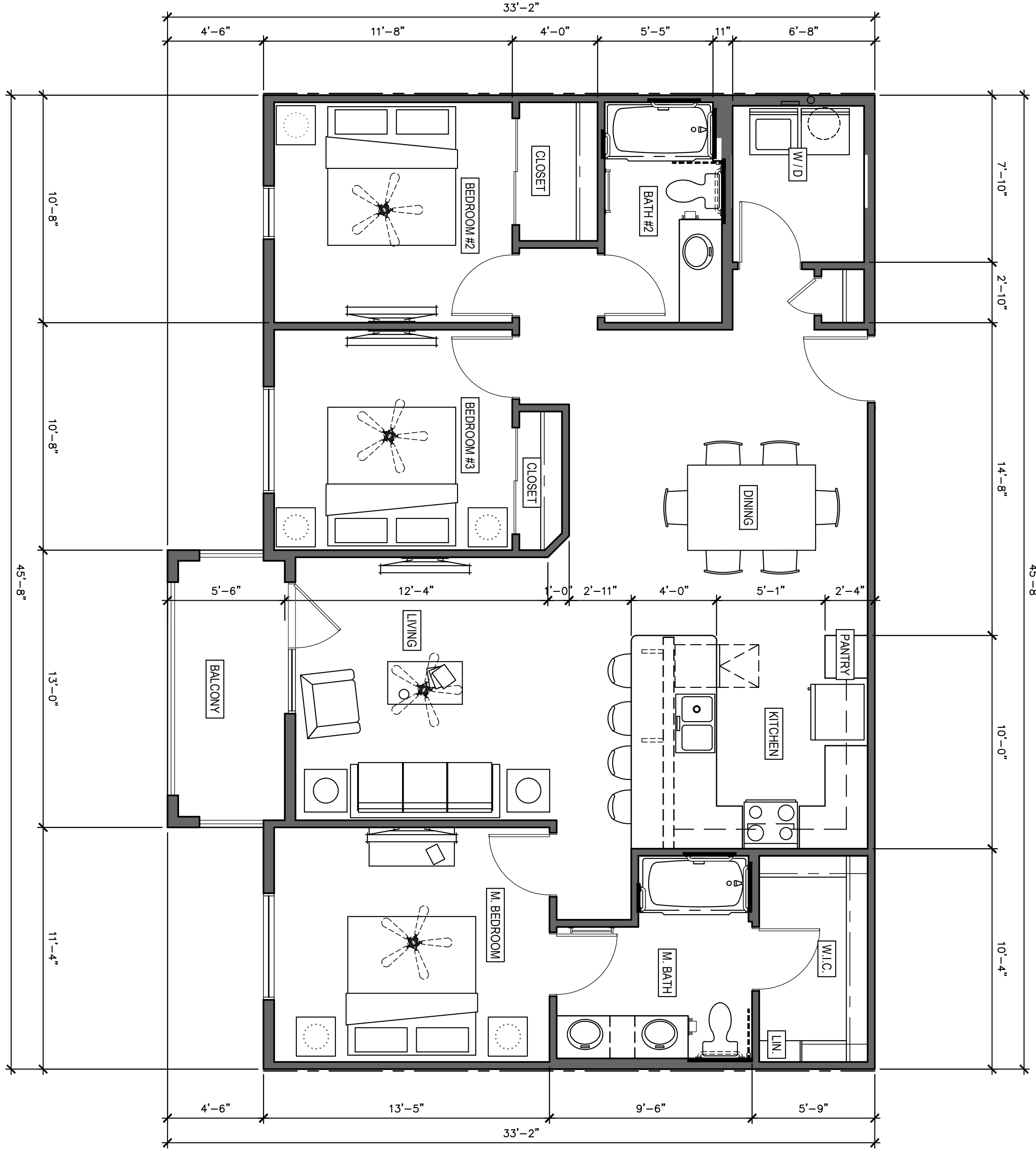
A2.3.0

UNIT PLANS



NET LIVABLE AREA:	
LIVABLE:	1,261 S.F.
PATIO:	86 S.F.
STORAGE:	126 S.F.
TOTAL:	1,339 S.F.
GROSS LIVABLE AREA:	
LIVABLE:	1,338 S.F.
PATIO:	31 S.F.
STORAGE:	15 S.F.
TOTAL:	1,444 S.F.

UNIT C2



NET LIVABLE AREA:	
LIVABLE:	1,236 S.F.
PATIO:	62 S.F.
STORAGE:	0 S.F.
TOTAL:	1,298 S.F.
GROSS LIVABLE AREA:	
LIVABLE:	1,303 S.F.
PATIO:	70 S.F.
STORAGE:	0 S.F.
TOTAL:	1,373 S.F.

UNIT C1

REVISIONS:	
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JOB NO.	24.028
DATE	February 7th, 2024
SCALE:	1/4" = 1'-0"
SHEET NO.:	

STREET FRONTAGE LANDSCAPE AREA	
ROMA BLVD STREET FRONTAGE REQUIRED STREET TREES (1 PER 20' D.C. (MEDIUM TREES)) PROPOSED STREET TREES REQUIRED STREET SHRUBS (3 (8 GAL.) PER 10' L.F.) PROPOSED STREET SHRUBS	25'-10" LINER FEET 13 TREES 13 TREES 39 SHRUBS 39 SHRUBS
NORTH PECOS STREET FRONTAGE REQUIRED STREET TREES (1 PER 20' D.C. (MEDIUM TREES)) PROPOSED STREET TREES REQUIRED STREET SHRUBS (3 (8 GAL.) PER 10' L.F.) PROPOSED STREET SHRUBS	60'-6" LINER FEET 31 TREES 31 TREES 93 SHRUBS 93 SHRUBS

NOTES:

- ONE LINER TREE AND SHRUBS, MEETING THE SPECIFICATIONS OF 30.04.01.5, SHALL BE PROVIDED EVERY 30.0 L.F. OF STREET FRONTAGE IF APPROVED UNDER AN ALTERNATIVE LANDSCAPE PLAN. MEDIUM AND SMALL TREES SHALL BE PROVIDED FOR EVERY 20.0 L.F. OF STREET FRONTAGE. ALL TREES SHALL BE PLANTED ON OPPOSITE SIDES OF THE WALK.
- ALL TREES SHALL BE PLANTED WITHIN 10' OF ANY STREETLIGHT. (AS MEASURED FROM THE OUTER EDGE OF THE TREE TRUNK AT THE POINT OF PLANTING)
- NO TREE SHALL BE PLANTED WITHIN ANY REQUIRED SHORT ZONE PER 30.04.03.

PARKING TREES	
PARKING SPOTS	223 SPACES
REQUIRED PARKING TREES (OR MEET THE PARKING SPACES EQUIVALENT)	38 TREES
PROPOSED PARKING TREES	38 TREES (228 SPACES)
NOTES:	
<ul style="list-style-type: none">• CLARKE OR MEDIUM TREE FOR EVERY 6 PARKING SPACES• TREES IN PLANTING STRIPS SHALL BE IN ALIGNMENT WITH PARKING LANE STRIPES TO PREVENT DAMAGE FROM OVERHANGING VEHICLES• PARKING SPACES DO NOT REQUIRE LANDSCAPE BY LANE, PLANTING STRIPS, OR INTERIOR PARKING AREA. TREES, THIS EXCEPTION SHALL NOT APPLY TO ANY REQUIRED FUTURE/EXISTING TREES OR LANDSCAPING.	
TREE CANOPY IN PARKING AREAS (SUSTAINABILITY POINT)	
MINIMUM PARKING TREES CANOPY AREA (50% OF PARKING AREA)	36,322 SF
PROPOSED PARKING TREES CANOPY AREA	18,126 SF
	28,222 SF
<ul style="list-style-type: none">• WILLOW ACACIA (236 SF EACH)• DESERT NUSELM PALO VERDE (368 SF EACH)• RED PUSH PISTACHE (630 SF EACH)• THORNLESS HONEY MESQUITE (630 SF EACH)• MEXICAN EBONY (368 SF EACH)	<ul style="list-style-type: none">2,596 SF4,416 SF7,420 SF2,630 SF1,840 SF
TOTAL:	18,922 SF

TOTAL SITE OPEN SPACE		10,500 SF (105 UNITS)	10,500+ SF
MINIMUM OPEN SPACE REQUIRED (100 SF PER UNIT)			
OPEN SPACE PROVIDED			
LANDSCAPE SUSTAINABILITY POINTS		AVAILABLE	ACHIEVED
THES: ONE POINT MAY BE AWARDED FOR PROVIDING AT LEAST 19% MORE TREES THAN REQUIRED BY THIS TITLE.		1	1
REQUIRED TREES AT STREET FRONTAGE: .38 PARKING = 82 TREES (10%) = 82.0			
WATER - PRESENT LANDSCAPING ONE POINT MAY BE AWARDED FOR PROVIDING 95% OR MORE OF ALL REQUIRED LANDSCAPING WITH PLANTS THAT HAVE VERY LOW OR NO WATER REQUIREMENT.		1	1
PERMEABLE SURFACES IN PARKING AREAS: ONE POINT MAY BE AWARDED FOR TREES PROVIDED IN PARKING AREAS WHOSE CANOPIES AT MATURE COVER AT LEAST 50% OF THE PAVED PARKING AREA.		1	1

COMPENSATING BENEFIT FOR PARKING REDUCTION

2) AN INCREASE OF 25% IN THE NUMBER OF STREET TREES IN ACCORDANCE WITH SECTION 17.24.060.E.4
REQUIRED STREET TREES = 46 (25%) = **115.5 (12)**

3) AN INCREASE OF 100% IN THE NUMBER OF BICYCLE SPACES IN ACCORDANCE WITH SECTION 17.24.060.H AND PROVISION OF BICYCLE LOCKERS
10 BIKERACKS (20 TOTAL SPACES)

GENERAL NOTES

1. PROHIBITED FROM INSTALLING NEW TURF IN COMMON AREAS OF RESIDENTIAL NEIGHBORHOODS. THIS RESTRICTION SHALL NOT APPLY TO PRIVATELY OWNED AND MAINTAINED PARKS, INCLUDING REQUIRED OPEN SPACE
2. ANY PORTION OF LANDSCAPE AREA NOT PLANTED SHALL BE COVERED WITH DECORATIVE ROCK BARK, MULCH OR OTHER MATERIAL SUITABLE FOR REDUCING DUST AND EVAPORATION, AND IMPROVING THE AESTHETIC APPEARANCE OF THE AREA. NON-POROUS MATERIALS SHOULD NOT BE PLACED UNDER THE MULCH WHERE PLANTS EXIST
3. WHERE FEASIBLE, TREES IN PLANTING STRIPS SHALL BE INSTALLED IN-LINE WITH THE PARKING LANE STRIPES TO PREVENT DAMAGE BY CAR BUMERS
4. LANDSCAPE ISLANDS AND PLANTING STRIPS SHALL INCLUDE A 2-INCH MINIMUM LAYER OF GROUND COVER OR ROCK MULCH

GENERAL IRRIGATION NOTES

1. ANY TREE WITHIN 5 FEET OF A REQUIRED PERIMETER WALL, SIDEWALK, OR STREET, OR PUBLIC UTILITY EASEMENT ADJACENT TO A STREET SHALL BE PLANTED WITH A ROOT SHIELD DESIGNED TO REDIRECT ROOT GROWTH AND SHALL INCORPORATE A DEEP ROOT IRRIGATION SYSTEM
2. A WATER CONSERVING IRRIGATION SYSTEM IS REQUIRED FOR ALL LANDSCAPING, DRIP OR SIMILAR SYSTEMS WITH NO OVER SPRAY SHALL BE USED WHEN IRRIGATING NON-TURF VEGETATION
3. FOR SMALL AND MEDIUM TREES, A MINIMUM OF ONE IRRIGATION PIPE (2"-4" BY 36"-48") MADE OF PVC OR SUITABLE MATERIAL, SHALL BE INSERTED VERTICALLY INTO THE GROUND AT THE TRUNK'S BASE TO ENCOURAGE DOWNWARD GROWTH OF A DEEP ROOT SYSTEM AND CAPTURE, DRAIN, AND REDIRECT EXCESS SURFACE WATER INTO THE DEEPER TREE ROOT AREA. FOR LARGE TREES, A MINIMUM OF TWO (2"-4" BY 36"-48") PIPES SHALL BE REQUIRED.
4. EACH IRRIGATION PIPE SHALL BE LOOSELY FILLED WITH GRAVEL, OR ROCK AND MAY BE PERFORATED ALONG THE LOWER HALF TO FACILITATE THE ABSORPTION OF WATER INTO THE LOWER SOIL PROFILE AND BELOW THE TREE'S ROOT BALL. IRRIGATION LINES, EMITTERS, AND/OR BUBBLERS MAY BE PLACED WITHIN EACH DEEP ROOT IRRIGATION PIPE
5. ALL REQUIRED DEEP ROOT IRRIGATION PIPES SHALL BE INSTALLED IN CONJUNCTION WITH REQUIRED SWALES, AND DESIGNED TO ALLOW SUFFICIENT AMOUNTS OF IRRIGATION WATER TO REACH A DEPTH OF THREE TO FOUR FEET

[illegible][illegible]

PLANT SCHEDULE					
<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT.</u>	<u>CAL.</u>
COMPENSATING BENEFITS					
	HMS2	4	Hovardia mexicana / Mexican Ebony Medium tree	-	2.5' Col.
	PRS2	3	Pistacia x 'Red Push' / Red Push Pistachio Medium tree	-	2.5' Col.
	PCS2	4	Prosopis glandulosa / Thornless Honey Mesquite Medium tree	-	2.5' Col.
PARKING TREES					
	ASP	8	Acacia salicina / Willow Acacia Medium tree -7' Ht. Min.	-	2.5' Col.
	HMP	5	Hovardia mexicana / Mexican Ebony Medium tree -7' Ht. Min.	-	2.5' Col.
	PDP	9	Perfranchia x 'Desert Museum' / Desert Museum Palo Verde Medium tree -7' Ht. Min.	-	2.5' Col.
	PRP	11	Pistacia x 'Red Push' / Red Push Pistachio Medium tree -7' Ht. Min.	-	2.5' Col.
	PCP	5	Prosopis glandulosa / Thornless Honey Mesquite Medium tree -7' Ht. Min.	-	2.5' Col.
STREET TREES					
	HMS	16	Hovardia mexicana / Mexican Ebony Medium tree	-	2.5' Col.
	PRS	9	Pistacia x 'Red Push' / Red Push Pistachio Medium tree	-	2.5' Col.
	PCS	19	Prosopis glandulosa / Thornless Honey Mesquite Medium tree	-	2.5' Col.
SUSTAINABILITY POINTS (+/-10%)					
	ASP2	3	Acacia salicina / Willow Acacia Medium tree	-	2.5' Col.
	PRP2	3	Perfranchia x 'Desert Museum' / Desert Museum Palo Verde Medium tree	-	2.5' Col.
	PRS	3	Pistacia x 'Red Push' / Red Push Pistachio Medium tree -7' Ht. Min.	-	2.5' Col.
GROUND COVERS					
	AF3	27	Agrave parryi / Yucca / Antelope Agave	5 gal	
	CM	11	Caesalpinia mexicana / Mexican Bird of Paradise	5 gal	
	LL	34	Leucophyllum brenanense 'The Bravo TM' / Rio Bravo Sage	5 gal	
	ME	36	Muhlenbergia amabilis 'El Toro' / El Toro Bull Grass 18" Ht. Min., 18" Spread	5 gal	
SPACING					
	ON	40,543 sq ft	OPEN SPACE / Open Space	5q. Ft.	

NOTES

- PLANTING MATERIALS TO BE SELECTED FROM SOUTHERN NEVADA WATER AUTHORITY PLANT LIST
- CODE REQUIRED PLANT MINIMUMS PER TABLE 30.04-1 (TREE MEASURED 6" ABOVE GROUND LEVEL):
- SMALL TREE - 1.5' CAL. - LESS THAN 134 SF CANOPY
- MEDIUM TREE - 2.5' CAL. - 134 SF OR GREATER CANOPY
- LARGE TREE - 3' CAL. - 235 SF CANOPY MIN. - 40' HEIGHT MIN.
- EVERGREEN TREE - 7' HT. MIN.
- SHRUBS - 5 GAL.
- GROUND COVER, ORNAMENTAL GRASSES, ANNUALS, AND PERENNIALS - 1 GAL.



arctus

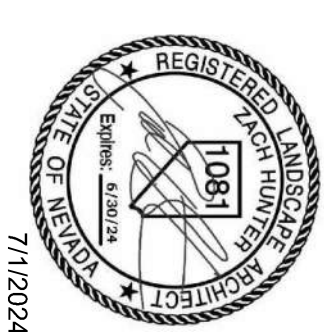
1405 W KOENIG LN
AUSTIN, TX 78756
arctis-arctx.com
512.689.0627



7/1/2024



1405 W KOENIG LN
AUSTIN, TX 78756
artis-atx.com
512.689.0627



PECOS APARTMENTS

LAS VEGAS, NV
PROJ. 3501

SDP SET
07.01.2024

NO.	DESCRIPTION	DATE
1	50% DD	1/19/201

CLARK COUNTY
LANDSCAPE ANALYSIS[illegible]

Southern Nevada Water Authority and Southern Nevada Regional Planning Coalition Regional Plant List (snwa.com)

Section 30.04.01 C. i. iii for existing trees, significant trees 30.07.02, and removed trees and this type of table

Section 30.04.01 D. 8. ii. d. Preservation Credit (existing significant trees)

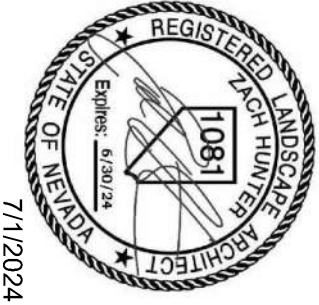
Section 30.04.01 D. iii. Mitigation replacement trees. Fee in lieu for lost significant trees without mitigation

Section 30.04.01 E. iii. c. number and spacing reduction of required trees if significant tree canopy comparable

Section 30.04.01 F. iv. a. Parking lot trees at maturity cover at least 50% of paved parking area



1405 W KOENIG LN
AUSTIN, TX 78756
arts-qtx.com
512.689.0627



PECOS
APARTMENTS

LAS VEGAS, NV
PROJ. 3501

SDP SET
07.01.2024

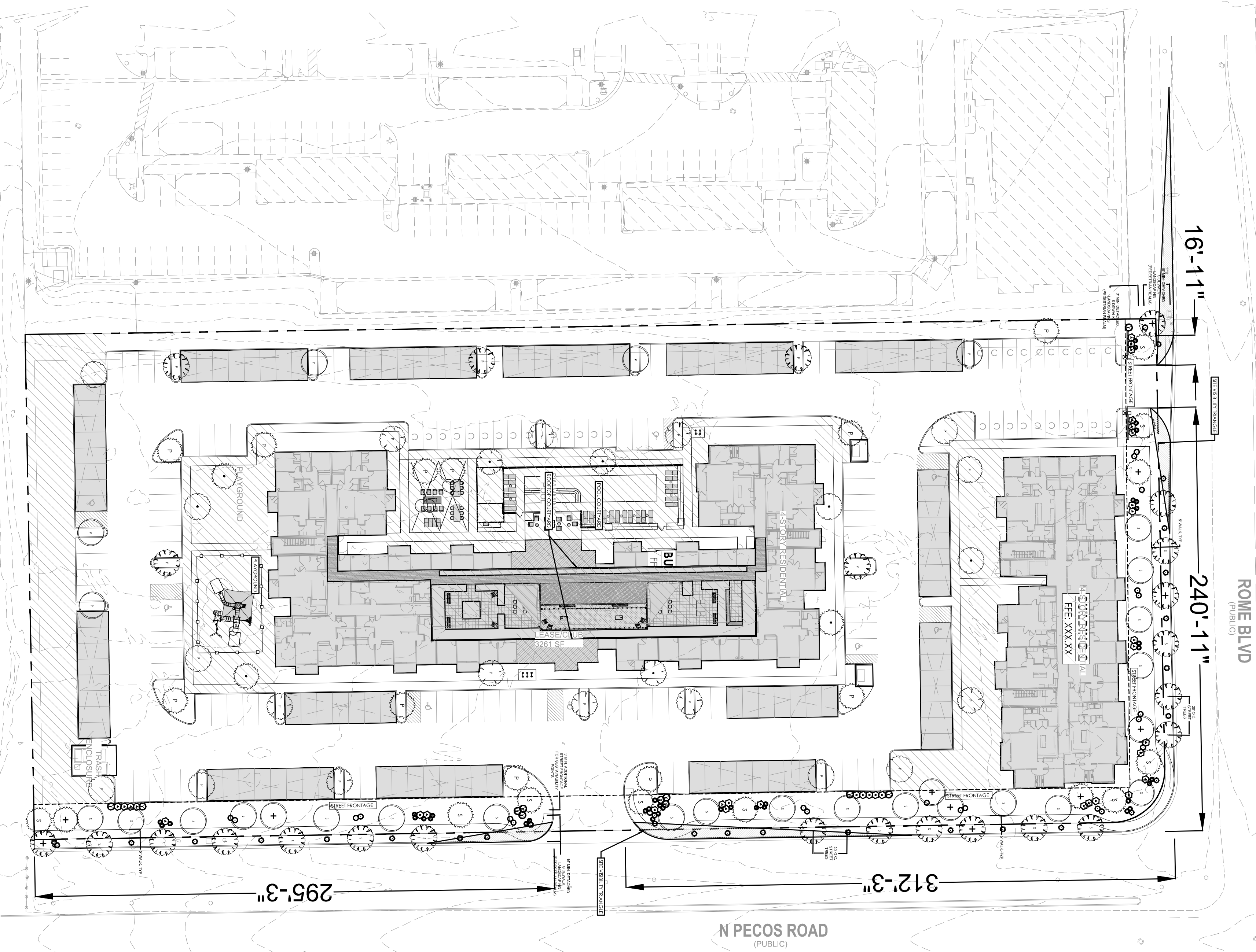
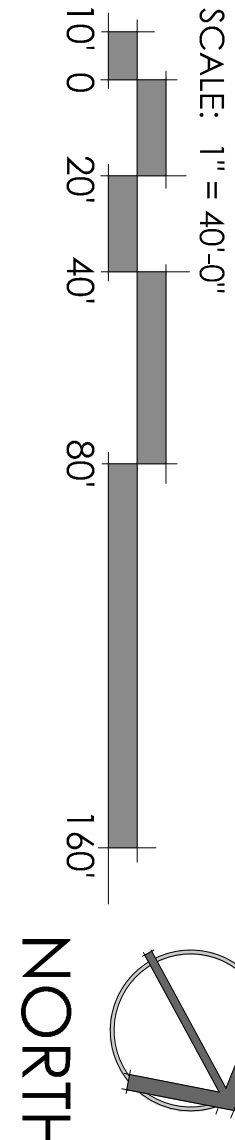
NO.	DESCRIPTION	DATE
1	50% DD	1/19/2018

OVERALL LANDSCAPE
ORDINANCE PLAN

LA - 3

ROOFTOP AMENITY: SPACE TO COMPLY WITH OPEN SPACE REQUIREMENTS.
WILL INCLUDE FEATURES SUCH AS SEATING, COMMUNAL AND PRIVATE
DINING, ARTIFICIAL TURF PLAY SURFACES, AND LANDSCAPED VEGETATION.

PLANT SCHEDULE				CONT
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	
COMPENSATING BENEFITS				
	HMS2	4	Howardia mexicana / Mexican Ebony Medium Tree	
	PRS2	3	Pistacia x 'Red Rush' / Red Rush Pistachio Medium Tree	
	PGS2	4	Prosopis glandulosa / Thornless Honey Mesquite Medium Tree	
PARKING TREES				
	ASP	8	Acacia salicina / Willow Acacia Medium Tree - 7' Ht. Min.	
	HMP	5	Howardia mexicana / Mexican Ebony Medium tree - 7' Ht. Min.	
	PDP	9	Porkinsonia x 'Desert Museum' / Desert Museum Palo Verde Medium tree - 7' Ht. Min.	
	PRP	11	Pistacia x 'Red Rush' / Red Rush Pistachio Medium tree - 7' Ht. Min.	
	PGP	5	Prosopis glandulosa / Thornless Honey Mesquite Medium tree - 7' Ht. Min.	
STREET TREES				
	HMS	16	Howardia mexicana / Mexican Ebony Medium Tree	
	PRS	9	Pistacia x 'Red Rush' / Red Rush Pistachio Medium tree	
	PGS	19	Prosopis glandulosa / Thornless Honey Mesquite Medium tree	
SUSTAINABILITY POINTS (+10%)				
	ASP2	3	Acacia salicina / Willow Acacia Medium Tree	
	PRP2	3	Porkinsonia x 'Desert Museum' / Desert Museum Palo Verde Medium Tree	
	PRS3	3	Pistacia x 'Red Rush' / Red Rush Pistachio Medium Tree - 7' Ht. Min.	
STREET SHRUBS				
	AP3	27	Agave parryi truncata / Antelope Agave	5 gal
	AT3	24	Artemisia filifolia / Sand Sagebrush	5 gal
	CM	11	Ceanothus mexicana / Mexican Bird of Paradise	5 gal





Real Property Management
1180 Military Tribute Place
Henderson, NV 89074

School Development Tracking Form

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

Date Filed 07/12/2024 Application Number SPR-06-2024 Entity NLV

Company Name The NRP Group, LLC

Contact Name

Contact Mailing Address

City State Zip Code

Phone (702) 792-7000 Email

Project Name Pecos Apartments

Project Description Develop 105 unit Multi-family apartments
Located on the SW corner of Pecos Road & Rome Boulevard
5 gross acres

APN's 124-24-801-006

Student Yield	Elementary School	Middle School	High School
Single-Family Units (1)	x 0.142 = 0	x 0.080 = 0	x 0.130 = 0
Multi-Family Units (2) 105	x 0.124 = 14	x 0.061 = 7	x 0.080 = 9
Resort Condo Units (3)			
Total	14	7	9

(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
Hayden, Don E. ES	150 W Rome Blvd	K-5	650	767	05/01/24
Duncan, Ruby ES	250 W Rome Blvd	K-5	672	700	05/01/24
Cram, Brian & Teri MS	1900 W Deersprings Way	6-8	1529	1374	05/01/24
Legacy HS	150 W. Deer Springs Way	9-12	2457	2521	05/01/24

* CCSD Comments Hayden, Don E. ES was over program capacity for the 2023-2024 school year. Hayden, Don E. ES was 118% over program capacity.

☐ Approved

☐ Disapproved















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.

USE THIS SCALE (FEET) WHEN MAY REDUCED FROM 11A1 ORIGINAL

0	100	200	400	600
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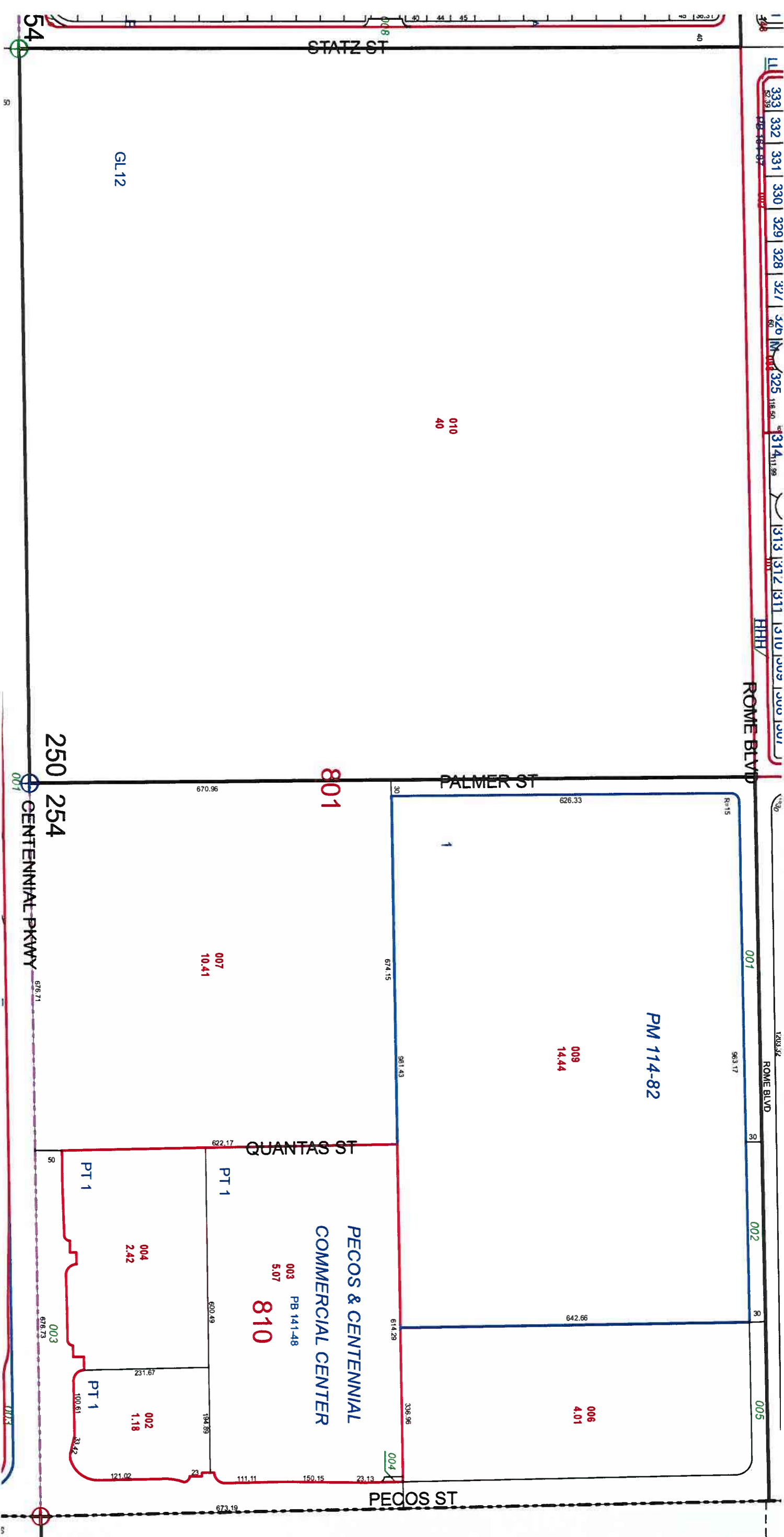
Briana Johnson - Assessor

	PARCEL BOUNDARY		CONDOMINIUM UNIT	001 ROAD PARCEL NUMBER
	SUB BOUNDARY		AIR SPACE PCL	001 PARCEL NUMBER
	PM/LD BOUNDARY		RIGHT OF WAY PCL	1.00 ACREAGE
	ROAD EASEMENT		SUB-SURFACE PCL	202 PARCEL SUB/SEQ NUMBER
	MATCH / LEADER LINE			PB 24-45 PLAT RECORDING NUMBER
	HISTORIC LOT LINE			5 BLOCK NUMBER
	HISTORIC SUB BOUNDARY			5 LOT NUMBER
	HISTORIC PM/LD BOUNDARY			GL5 GOV. LOT NUMBER
	SECTION LINE			

100 101	102 103
125 124	123 122
138 139	140 141

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

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

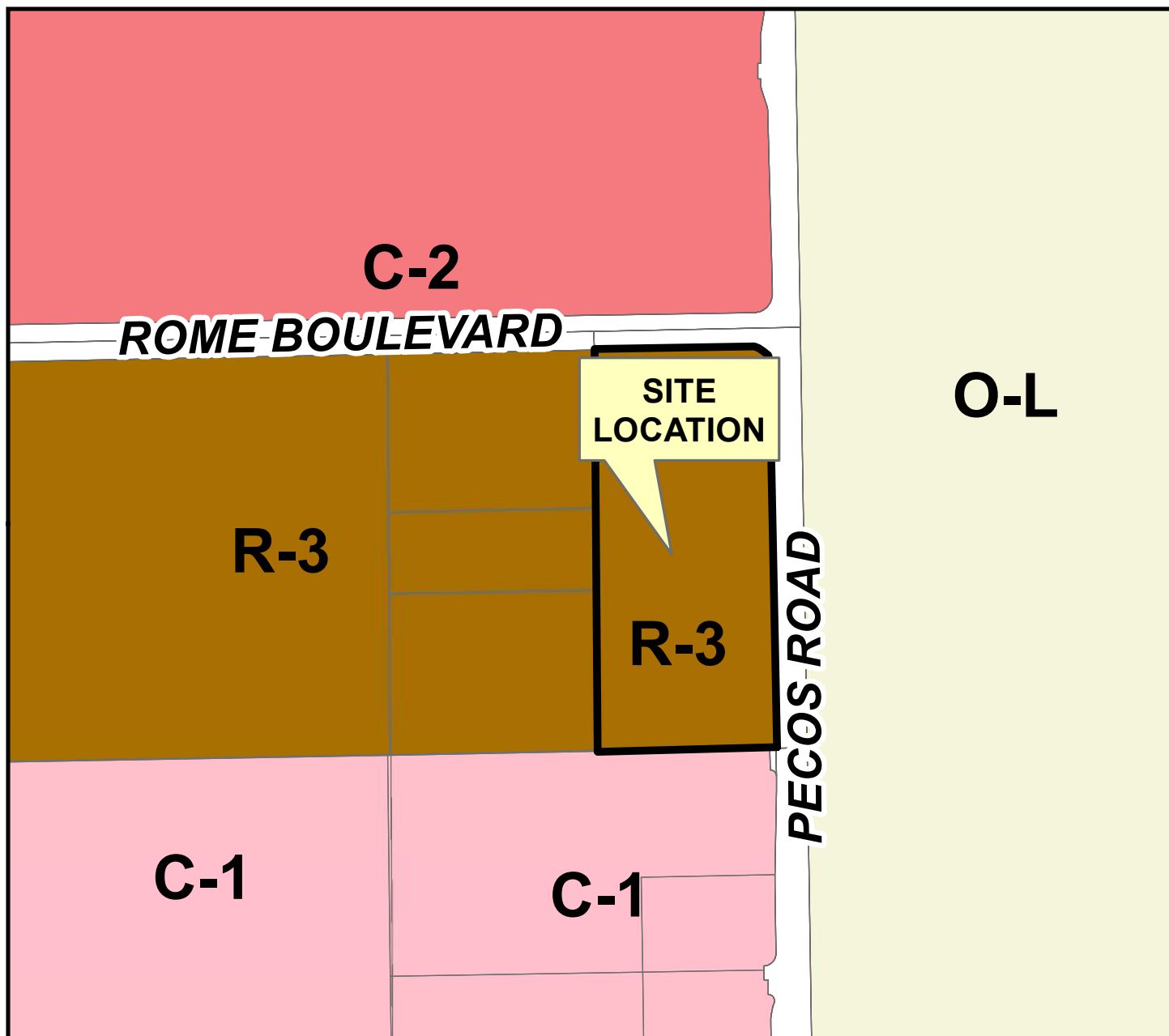


TAX DIST 254,250



THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: The NRP Group, LLC
Application: Site Plan Review
Request: To Allow a 105-Unit, Multi-Family Development
Project Info: Generally Located on the Southwest Corner of Pecos
Road and Rome Boulevard
Case Number: SPR-06-2024

07/15/2024

