

# CITY OF NORTH LAS VEGAS

## INTEROFFICE MEMORANDUM

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To: Sharienne Dotson, Planner, Land Development & Community Services  
From: Jimmy Love, Major Projects Coordinator, Department of Public Works  
Subject: ZN-07-2024 **Opus At Lone Mountain**  
Date: May 28, 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. 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.
4. 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.
5. 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.
6. All residential driveway geometrics shall be in compliance with the Uniform Standard Drawings for Public Works' Construction Off-Site Improvements Drawing Number 222.
7. Proposed residential driveway slopes shall not exceed twelve percent (12%).
8. 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.
9. 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)

10. 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.
11. All common elements shall be labeled and are to be maintained by the Home Owners Association.
12. 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.
13. A revocable encroachment permit for landscaping within the public right of way is required, if applicable.
14. 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.
15. The applicant shall coordinate with CIP Project No. 10507 for Lone Mountain – Decatur to N 5<sup>th</sup>.
16. 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.
17. 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.
18. All off-site improvements must be completed prior to final inspection of the first building.

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=lovej@cityofnorthlasvegas.com, O=City  
of North Las Vegas, OU=Development &  
Flood Control, CN=Jimmy Love  
Reason: I am the author of this document  
Date: 2024.05.28 09:35:31-07'00'

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



**Revised**  
05/13/2024 4:12:16 PM

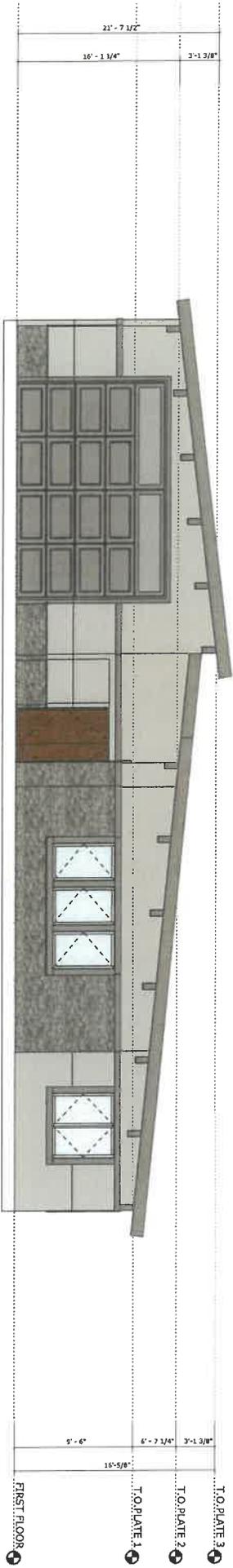


**Exterior Perspective**

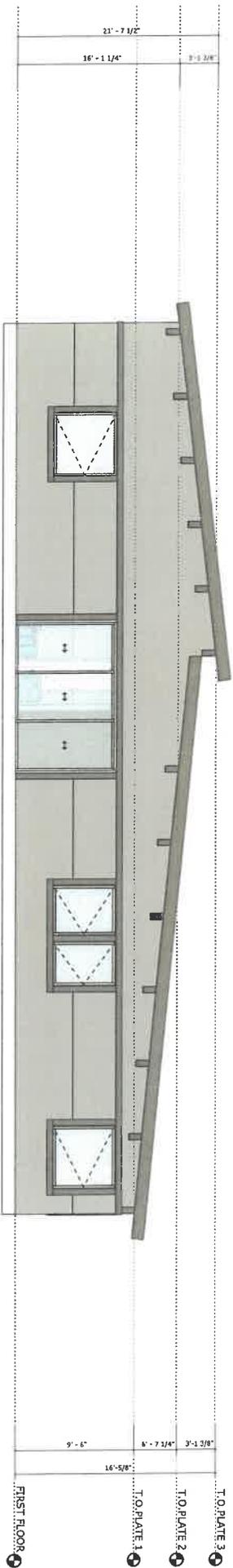


**Exterior Perspective**

**Revised**  
05/13/2024 4:12:38 PM

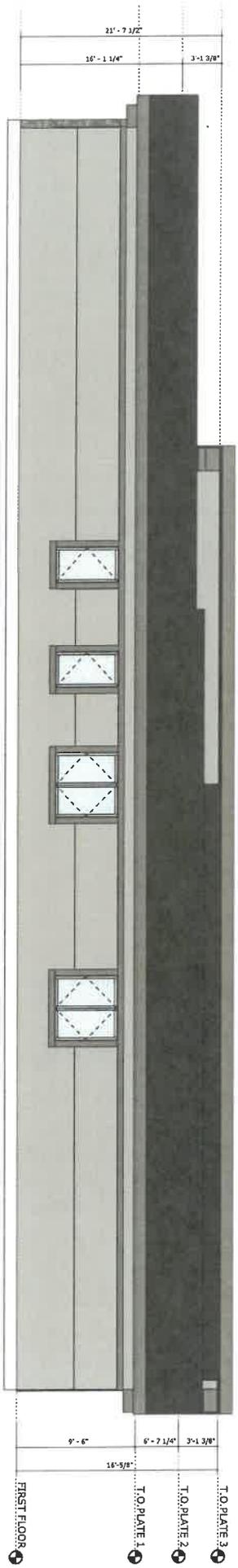


FRONT ELEVATION  
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1  
A.04

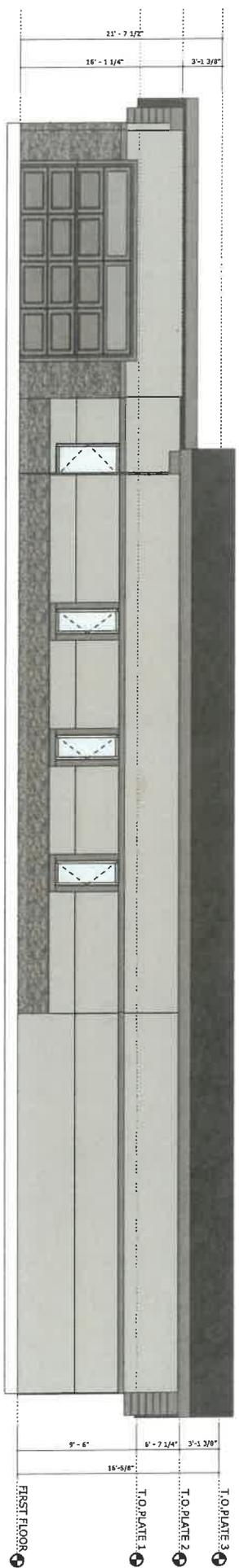


REAR ELEVATION  
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A.04

Revised  
05/13/2024 4:12:48 PM



RIGHT ELEVATION  
1  
A.05



LEFT ELEVATION  
1  
A.05



## May 6, 2024 Neighborhood Meeting Summary

The Applicant conducted a neighborhood meeting at Alexander Library on Monday, May 6, 2024.

Four residents attended the meeting. They expressed concern about changing the zoning designation from R-E to PUD and future residents complaining about odors and noise from adjacent R-E uses. They liked the condition for single story homes.

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 FREELY WHEN MAP REDUCED FROM TEXT ORIGINAL.

- MAP LEGEND**
- Parcel Boundary
  - Parcel Number
  - Right-of-Way
  - Historic Sub-Boundary
  - Historic PWD Boundary
  - Section Line
  - Condominium Unit
  - Air Space PCL
  - Right-of-Way PCL
  - Sub-Surface PCL
  - Historic Lot Line
  - Historic PWD Boundary
  - Section Line
  - 007 Road Parcel Number
  - 001 Parcel Number
  - 100 Address
  - 202 Parcel Subarea Number
  - PB 24-45 Plat Recording Number
  - 5 Lot Number
  - 015 Govt Lot Number

**BOOK**

100	101	102
125	124	123
138	139	140
163	162	161

**Scale: 1" = 200'**

Rev: 2/28/2024

**MAP**

1	2	3	4
5	6	7	8
9	10	11	12
13	14	15	16



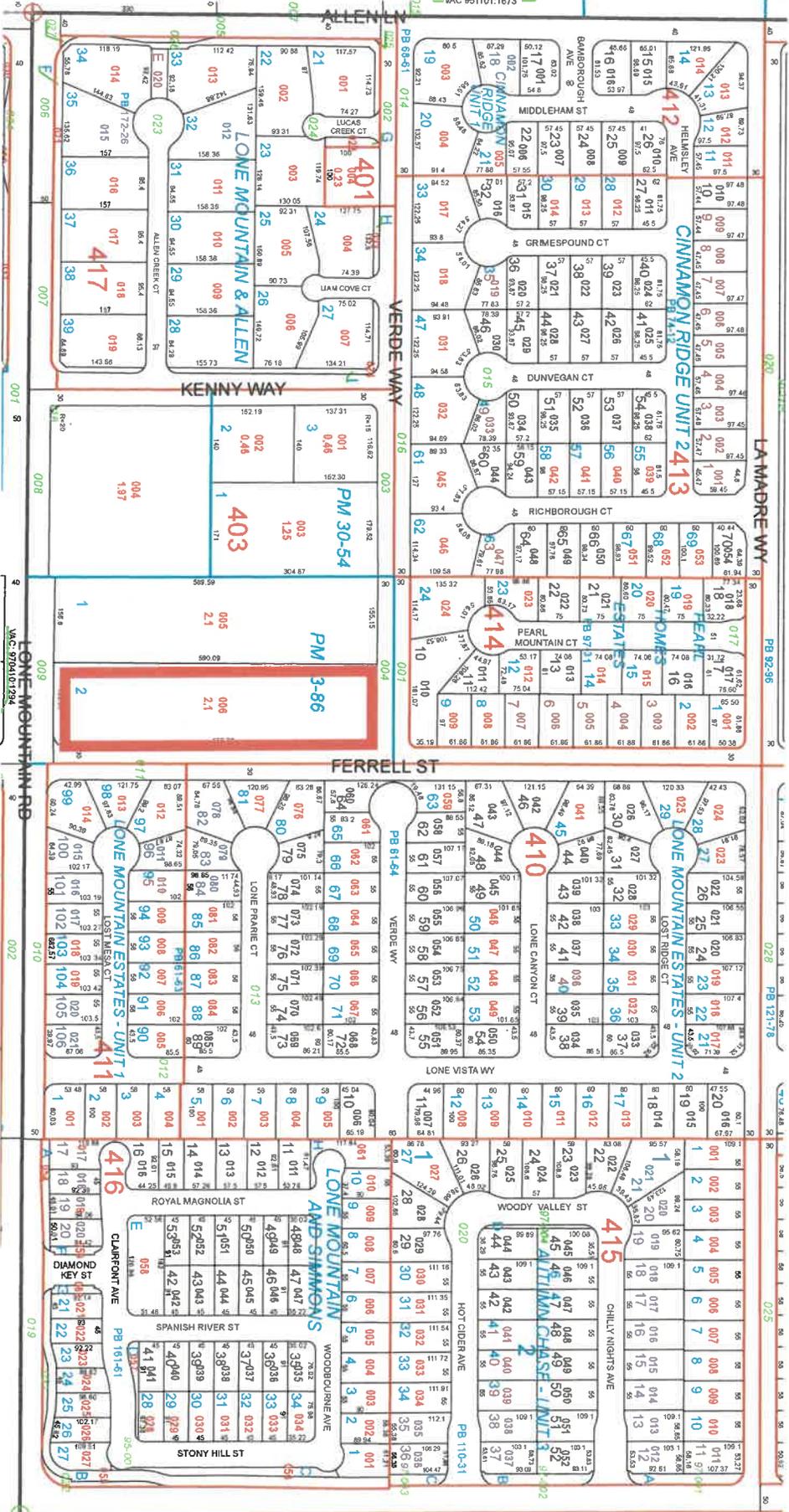
**ASSESSOR'S PARCELS - CLARK COUNTY, NV**  
 Briana Johnson - Assessor

**T19S R61E**

**32**

**S 2 SW 4**

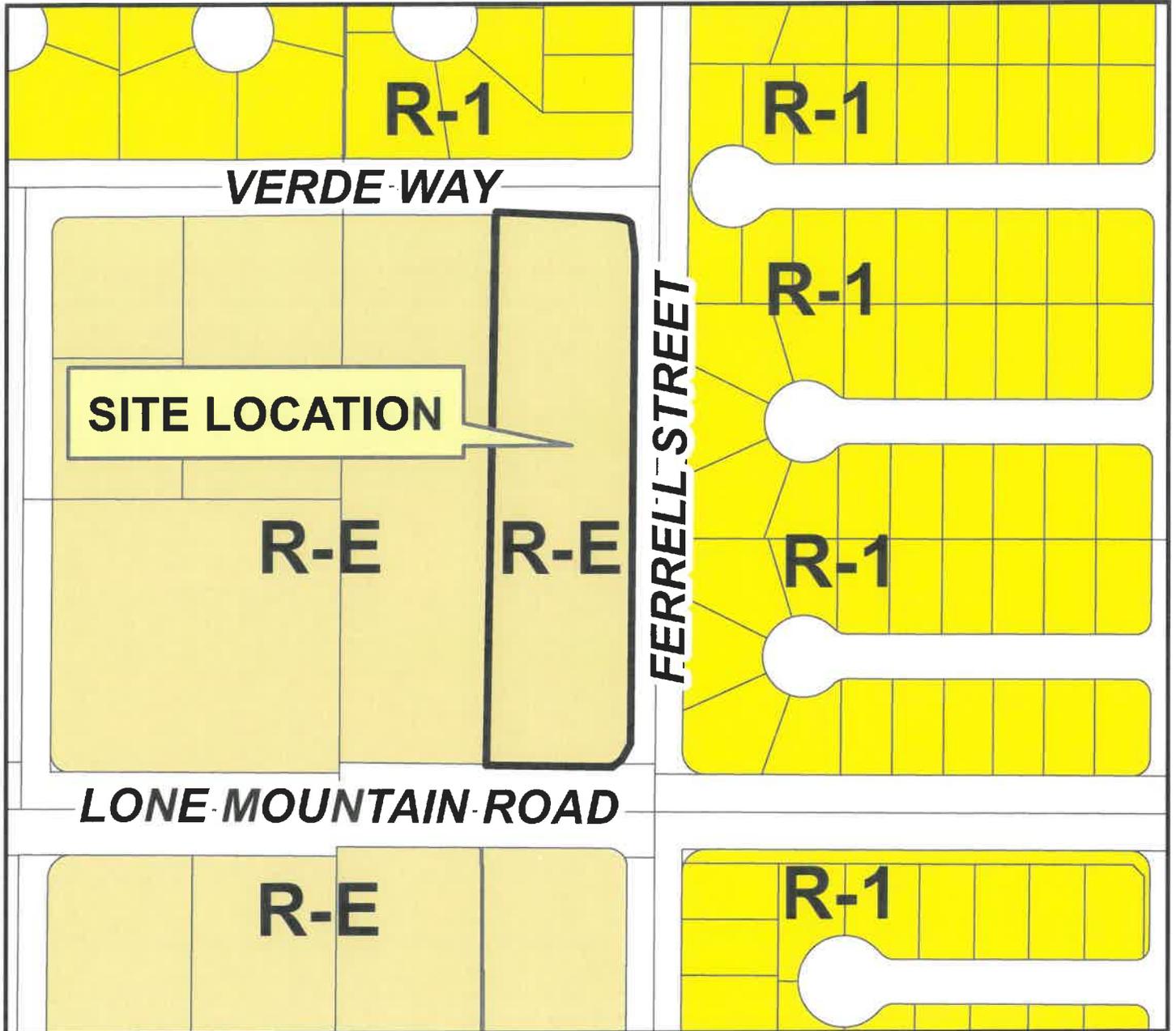
**124-32-4**





# THE CITY OF NORTH LAS VEGAS

## Location & Zoning Map



Applicant: Rainbow Creek LLC  
Application Type: Property Reclassification  
Request: From R-E (Ranch Estates District) to a PUD (Planned Unit Development District)  
Project Info: Northwest Corner of Lone Mountain Road and Ferrell Street  
Case Number: ZN-07-2024

05/02/2024

