

# CITY OF NORTH LAS VEGAS

## INTEROFFICE MEMORANDUM

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To: Miranda Cain, Planner, Land Development & Community Services Dept.  
From: Jimmy Love, Major Projects Coordinator, Department of Public Works  
Subject: T-MAP-02-2025      **N 5<sup>th</sup> & Hammer**  
Date: February 24, 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. The 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. 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. Donna St. (30' ½ street)
  - b. Hammer Lane (30' ½ street)
  - c. Hope St (30' ½ street w/ 14' over pave)
  - d. Stephen Ave (30' ½ street)
7. Roadway improvements, within Clark County right-of-way, requires plan approval from Clark County Public Works.
8. Five feet (5') of additional right-of-way is required to be dedicated on all four (4) perimeter streets.
9. Stephen Ave and Hope St. shall be designed and constructed per the *City of North Las Vegas Modified 60' Standard Street Section with Offset Sidewalk*.



10. Donna St. and Hammer Lane shall have curb tight sidewalk using CCAUSD #223 for residential driveways.
11. All common elements shall be labeled and are to be maintained by the Home Owners Association.
12. 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.
13. 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.
14. Proposed easements may be granted on the map.
15. The Applicant is responsible for acquiring any easements needed to construct the project.
16. A revocable encroachment permit for landscaping within the public right of way is required.
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. 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.
19. All residential driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 222.
20. Proposed residential driveway slopes shall not exceed twelve percent (12%).
21. All off-site improvements must be completed prior to final inspection of the first building.
22. 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.

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.



T-MAP-02-2025 N 5<sup>th</sup> & Hammer

Page 2

February 24, 2025

**Jimmy Love**

Digitally signed by Jimmy Love  
DN: C=US,  
E=jlove@cityofnorthlasvegas.com, O=City  
of North Las Vegas, OU=Development &  
Flood Control, CN=Jimmy Love  
Reason: I am the author of this document  
Date: 2025.02.24 09:42:56-08'00'

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Jimmy Love, Major Projects Coordinator  
Department of Public Works





Real Property Management  
1180 Military Tribute Place  
Henderson, NV 89074

## School Development Tracking Form

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

Date Filed 02/03/2025 Application Number T-MAP-02-2025 Entity NLV

Company Name D.R Horton, Inc

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

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

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

Phone (702)413-0906 Email \_\_\_\_\_

Project Name N. 5th & Hammer

Project Description Development of 67 single family residential lots  
Located on the NEC of Hope Street & Hammer Lane  
9.9 gross acres

APN's 124-35-104-001 Thru 005

Student Yield	Elementary School	Middle School	High School
Single-Family Units (1) <b>67</b>	<b>x 0.137 = 10</b>	<b>x 0.078 = 6</b>	<b>x 0.125 = 9</b>
Multi-Family Units (2)	<b>x 0.120 = 0</b>	<b>x 0.060 = 0</b>	<b>x 0.078 = 0</b>
Resort Condo Units (3)			
<b>Total</b>	<b>10</b>	<b>6</b>	<b>9</b>

(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
Scott, Jesse D. ES	5700 N Bruce Street	K-5	676	723	01/01/25
Findlay, Clifford O. (Pete) MS	333 West Tropical Pkwy	6-8	1526	1378	01/01/25
Mojave HS	5302 Goldfield Street	9-12	2472	2362	01/01/25

\* **CCSD Comments** Scott, Jesse D. ES is over program capacity for the 2024-2025 school year. Scott, Jesse D. ES is 106.95% over program capacity.





January 17, 2025

City of North Las Vegas  
Planning and Zoning Division  
2250 Las Vegas Blvd, North  
North Las Vegas, NV 89030

**RE: N 5<sup>TH</sup> AND HAMMER  
LETTER OF INTENT  
124-35-104-001 THRU 005**

Dear Sir/Madam:

On behalf of our client, D.R. Horton (DRH), DHI Engineering (DHIE) respectfully submits this application for a Tentative Map, property reclassification, and a comprehensive plan amendment. The proposed development is located on the northwest corner of Hammer Lane and Donna Street in the city of North Las Vegas.

Site Plan:

As shown on the Tentative Map submitted for your review, Lots 1 through 12 will take access directly onto Hammer Lane, a 60-foot public right-of-way road. A 5-foot landscape buffer and a 5-foot detached sidewalk is proposed along this stretch of roadway. Similarly, Lots 13 through 25 will take access directly onto Donna Street with the same landscape buffer and detached sidewalk. The remaining Lots will take access onto the proposed 47-foot-wide public streets that will end with cul-de-sacs. The remaining perimeter public streets, Hope Street and Stephen Avenue, will have a 15-foot perimeter landscape, including a 5-foot detached sidewalk.

Density:

DRH intends to develop 67 single-family residential lots on 9.9 gross acres, which yields a gross density of 6.77 units/acre. The minimum lot size of 3,864 square feet, maximum lot size of 5,309 square feet, and average lot size of 4,110 square feet.

Open Space:

The proposed open space is located centrally to the project, between two ends of the cul-de-sacs, with access out onto Donna Street. This open space has an area of 22,129 square feet. The required open space is 20,100 square feet. The provided open space is more than required by 10 percent.

Zoning:

The zoning surrounding the project is as follow:

- a. North – R-E – Currently a school
- b. East – R-1
- c. West – O-L and RS20 – currently in Clark County
- d. South – PUD (Planned Unit Development)



We are requesting the site to be rezoned from R-E, Ranch Estates Limited District to R-CL, Single-Family Medium. The Lot sizes along with the open space provided meet and exceed the R-CL zoning requirements.

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

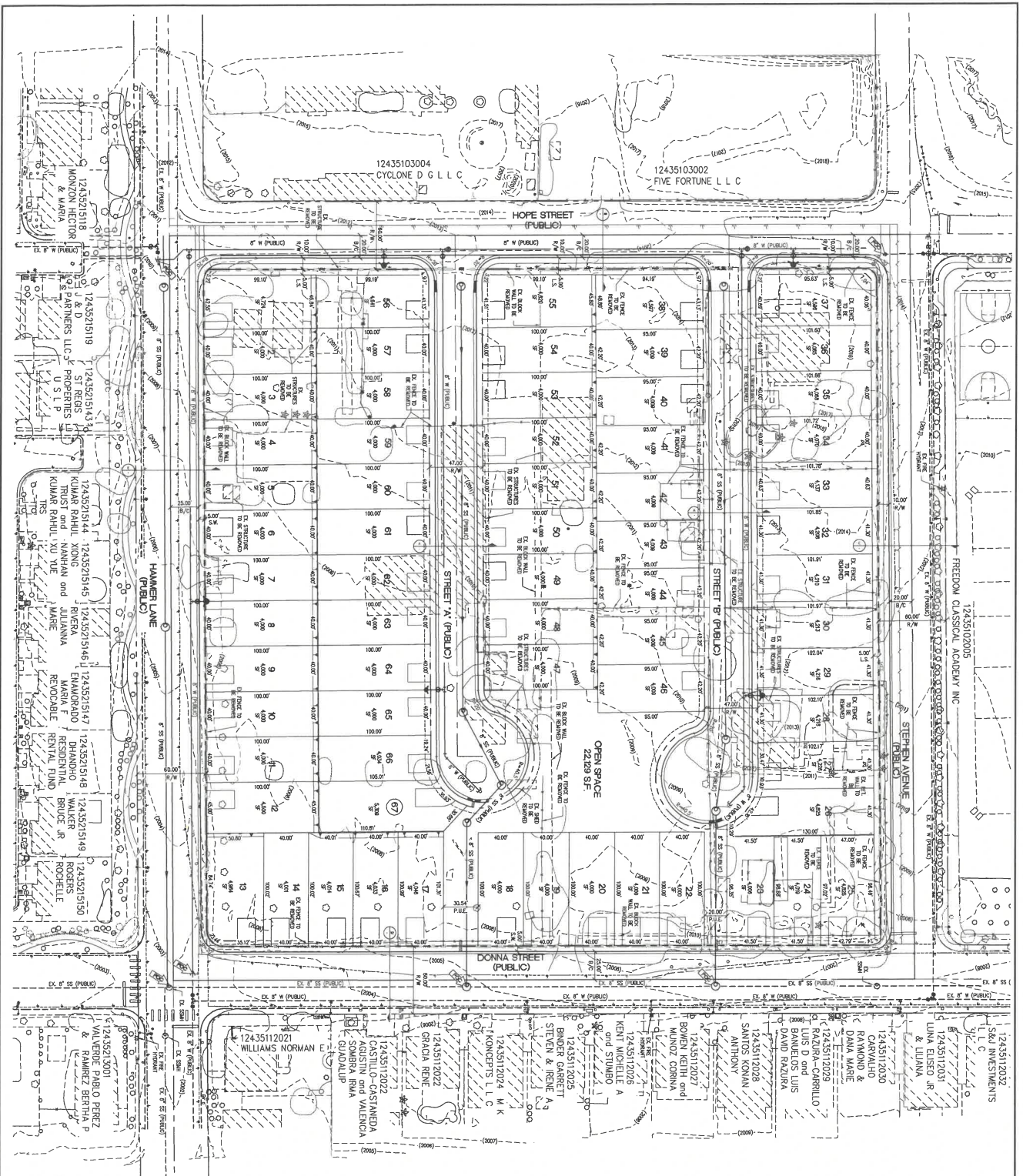
A handwritten signature in blue ink, appearing to read 'Gia D. Nguyen', is written over the printed name.

Gia D. Nguyen, P.E.  
Area President









REV	DATE	DESCRIPTION	DATE	ASIN	DATE	DATE
1	07/27/2023	DR HORTON				
2	07/27/2023	N 5TH AND HAMMER				
3	07/27/2023	TENTATIVE MAP 2				





Client:

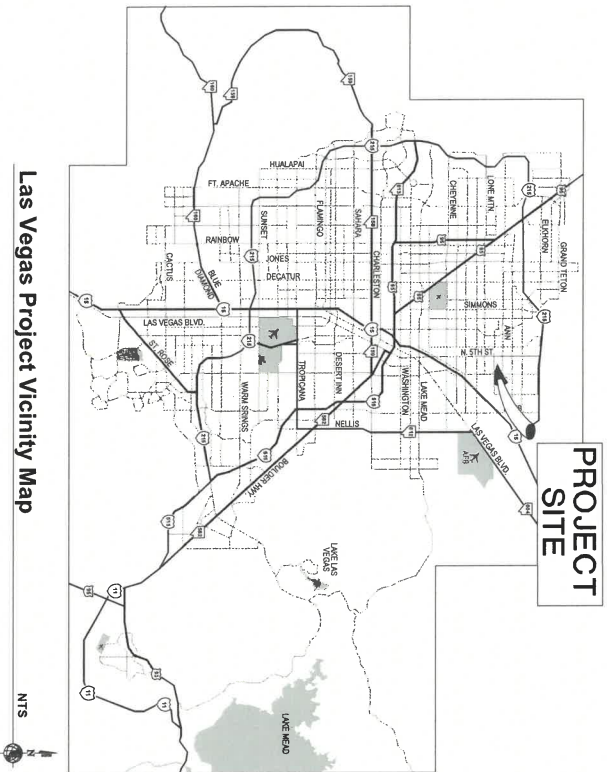
D.R. Horton  
1081 Whitney Ranch Drive, Suite 141  
Las Vegas, Nevada 89014  
P: 702.638.3600



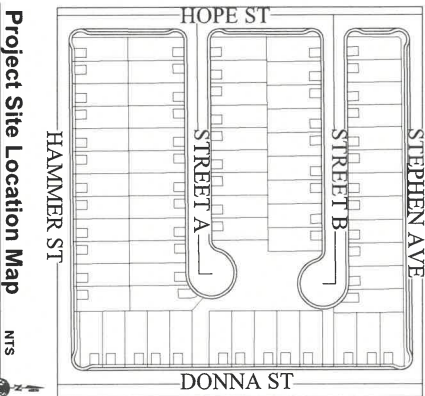
Landscape Contractor:

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

# DR HORTON N5TH AND HAMMER OFFSITE LANDSCAPE PLANS SINGLE FAMILY RESIDENTIAL Las Vegas, NV



Las Vegas Project Vicinity Map



## Sheet Index

Cover Sheet	CVR
Overall Site Plan	LA1.0
Planting Imagery	LA1.1
Overall Irrigation Plan	LI1.0

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These drawings are not to be used by any other entity without the explicit written consent of Gothic Landscape, Inc. or Nevada.

JAN 4 2009  
JOB # 28596-002-18

REVISION	DATE	BY	APP
1	12/10/08	AMC	
2	12/10/08	AMC	
3	12/10/08	AMC	
4	12/10/08	AMC	
5	12/10/08	AMC	
6	12/10/08	AMC	
7	12/10/08	AMC	
8	12/10/08	AMC	
9	12/10/08	AMC	
10	12/10/08	AMC	

COVER SHEET

DR HORTON  
N5TH AND HAMMER  
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



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STEPHEN AVENUE

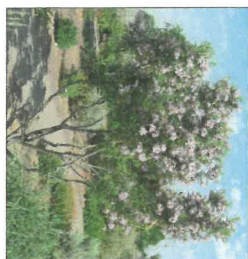
**GOTHIC LANDSCAPE INC.**  
6325 S. Valley View Rd. Las Vegas, NV 89118  
PHONE: 702-252-7017 FAX: 702-252-7031



# 24" BOX TREES



CHINESE PISTACHE  
*Pistacia chinensis*



DESERT WILLOW  
*Chiosopsis linearis*



HOLLY OAK  
*Quercus ilex*



AFRICAN SUMAC  
*Rhus lancea*

## LARGE SHRUBS - 50'-SF + COVERAGE



TEXAS PRIVET  
*Ligustrum japonicum*



ARIZONA ROSEWOOD  
*Vauquelinia californica*



SHINY XYLOSMA  
*Xylocarpus congestus*

## MEDIUM SHRUBS - 20'-SF - 30'-SF COVERAGE



GREEN DESERT SPOON  
*Dasylirion wheeleri*



OUTBACK SUNRISE EMU BUSH  
*Eremophila gilliesii*



GIANT HESPERALOE  
*Hesperaloe parviflora*



BEAR GRASS  
*Nolina microcarpa*



CLEVELAND SAGE  
*Salvia clevelandii*

## SMALL SHRUBS - 3'-SF - 10'-SF COVERAGE



RED YUCCA  
*Yucca parviflora*



GERMANDER  
*Teucrium chamaedrys*

## PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	PT CH	PISTACHIA CHINENSIS	CHINESE PISTACHE (PANDORA)	24" BOX	53
	CH LIN	CHIOSOPSIS LINEARIS	DESERT WILLOW (MULTI)	24" BOX	5
	OLE IL	QUERCUS ILEX	HOLLY OAK (STANDARD)	24" BOX	42
	RHU LA	RHUS LANCEA	AFRICAN SUMAC (MULTI)	24" BOX	21
LARGE SHRUBS - 50'-SF + COVERAGE					
	LG TEX	LIGUSTRUM JAPONICUM	TEXAS PRIVET	5 GAL	85
	VAL CAL	VAUQUELINIA CALIFORNICA	ARIZONA ROSEWOOD	5 GAL	32
	XY CON	XYLOCARPUS CONGESTUS	SHINY XYLOSMA	5 GAL	57
MEDIUM SHRUBS - 20'-SF - 30'-SF COVERAGE					
	DS WH	DASYLIRION WHEELERII	GREEN DESERT SPOON	5 GAL	46
	ER GIL	EREMOPHILA GILLIESII	OUTBACK SUNRISE EMU BUSH	5 GAL	31
	HE PAR	HEPERALOE PARVIFLORA	GIANT HESPERALOE	5 GAL	15
	NOL MC	NOLINA MICROCARPA	BEAR GRASS	5 GAL	87
	SAL CL	SALVIA CLEVELANDII	CLEVELAND SAGE	5 GAL	16
SMALL SHRUBS - 3'-SF - 10'-SF COVERAGE					
	HE PAR	HEPERALOE PARVIFLORA	RED YUCCA	5 GAL	207
	TEU CHA	TEUCRIUM CHAMAEDRIS	GERMANDER	5 GAL	89

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DISCLAIMER  
THE IMAGERY OF PLANT MATERIAL  
AND LANDSCAPE DESIGN IS FOR  
ILLUSTRATIVE PURPOSES ONLY AND  
MAY NOT REFLECT THE ACTUAL SPECIES  
SIZE AT TIME OF INSTALLATION

SCALE: 1" = 10'-0"

DATE: 10-10-2021

PROJECT: LAL11

PLANT IMAGERY


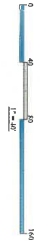
DR HORTON  
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# NOTES

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

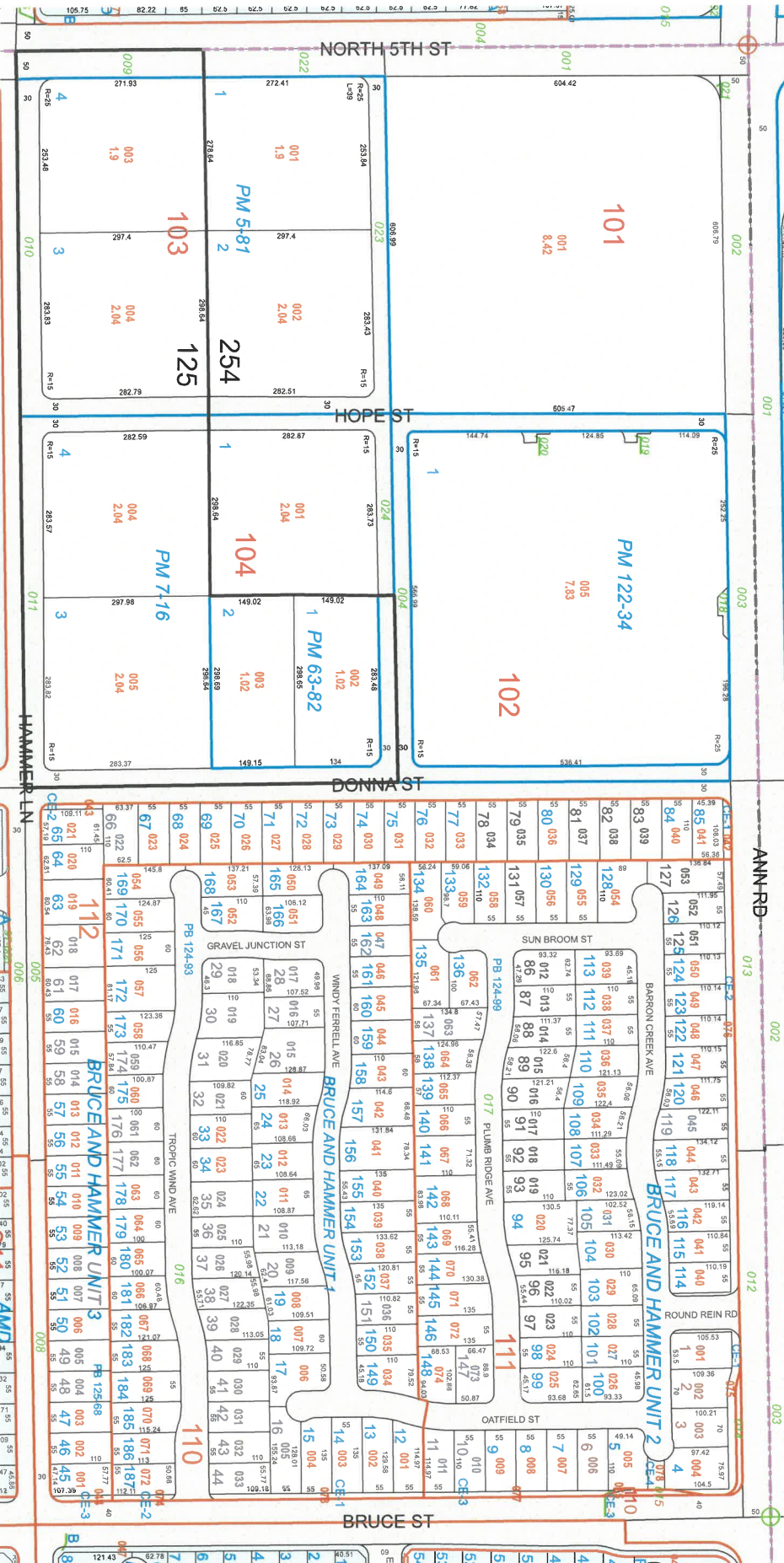
- PARCEL BOUNDARY
- SUB BOUNDARY
- ROAD BOUNDARY
- RIGHT OF WAY POL
- MATCH / LEADER LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- SECTION LINE
- CONDOMINIUM UNIT
- AIR SPACE POL
- RIGHT OF WAY POL
- SUB-SURFACE POL

## ASSESSOR'S PARCELS - CLARK CO., NV.

Briana Johnson - Assessor

BOOK	T19S R61E	35	MAP	N 2 NW 4	124-35-1
100	101	102	1	2	3
125	124	123	4	5	6
138	139	140	7	8	9
163	162	161	10	11	12

Scale: 1" = 200'	Rev: 8/29/2022
1	2
3	4
5	6
7	8
9	10



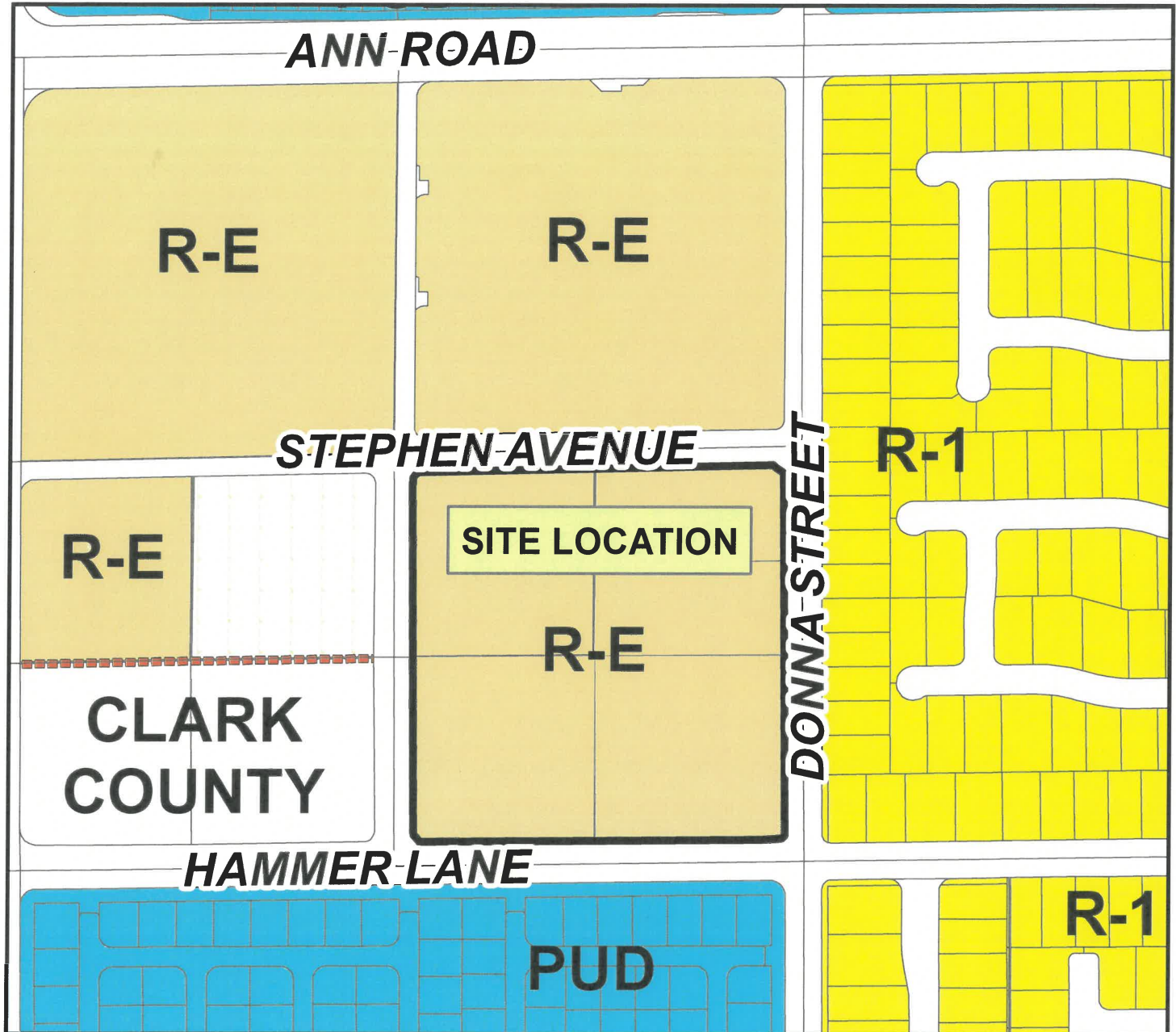
TAX DIST 125,254





# THE CITY OF NORTH LAS VEGAS

## Location & Zoning Map



Applicant: D.R. Horton  
Application Type: Tentative Map  
Request: To Allow a 67-lot Single-Family Residential Subdivision  
Project Info: Northwest Corner of Hammer Lane  
and Donna Street.  
Case Number: T-MAP-02-2025

2/6/2025

