

CITY OF NORTH LAS VEGAS

INTEROFFICE MEMORANDUM

To: Miranda Cain, Planner, Land Development & Community Services
From: Jimmy Love, Major Projects Coordinator, Department of Public Works
Subject: FDP-15-2022 EOT **Elysian**
Date: October 17, 2024

The Department of Public Works has no objection to the extension of time subject to the previous conditions of approval.

Jimmy Love

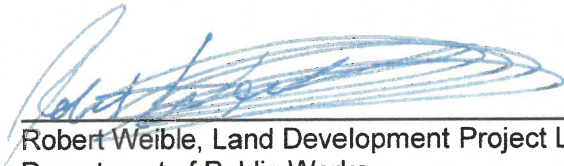
Digitally signed by Jimmy Love
DN: C=US,
E=lovej@cityofnorthlasvegas.com, O=City
of North Las Vegas, OU=Development &
Flood Control, CN=Jimmy Love
Reason: I am the author of this document
Date: 2024.10.17 08:54:17-07'00'

Jimmy Love, Major Projects Coordinator
Department of Public Works

CITY OF NORTH LAS VEGAS
INTEROFFICE MEMORANDUM

To: Sharianne Dotson, Planner, Land Development & Community Services
From: Robert Weible, Land Development Project Leader, Department of Public Works
Subject: FDP-15-2022 **Elysian**
Date: September 27, 2022

The Department of Public Works recommends that this item comply with the conditions of approval for ZN-09-2022.



Robert Weible, Land Development Project Leader
Department of Public Works

LAS VEGAS OFFICE
1980 Festival Plaza Drive, Suite 650
Las Vegas, NV 89135
T: 702.792.7000
F: 702.796.7181

KAEMPFER

CROWELL

BOB GRONAUER
bgronauer@kcnvlaw.com
D: 702.792.7052

September 30, 2024

VIA ELECTRONIC UPLOAD

City of North Las Vegas
PLANNING AND ZONING
2250 Las Vegas Blvd. North
Suite 114
North Las Vegas, NV 89030
PlanningAndZoning@cityofnorthlasvegas.com

***Re: Justification Letter – First Extension of Time Request for FDP-15-2022
ELYSIAN - (APN 139-04-201-022)***

To Whom It May Concern:

Our Firm represents the The Calida Group, (hereinafter, the “Applicant”) as it relates to approximately 8.42 acres generally located east of Clayton Street and north of Craig Road. The Applicant requests a first extension of time of FDP-15-2022. By way of background, on July, 20, 2022, the City of North Las Vegas approved ZN-09-2022, which allowed for a zone change from Mixed-Use (MU) to a Planned Unit Development (PUD). Thereafter, on October 12, 2022, the City of North Las Vegas approved FDP-15-2022, a final development plan for a 222-unit, multi-family residential development.

FDP-15-2022 expires on October 12, 2024. The Applicant requests the instant first extension of time to work through civil improvement plans, finalize signatures and pay connection fees. The Applicant has also faced delays in moving the project forward due to financing challenges in the current capital markets environment. A first extension of time is appropriate here as there have been no significant changes in the area and the Applicant has made progress toward commencement.

We thank you in advance for your time and consideration of this request. Should you have any questions, please feel free to contact me.

Sincerely,

KAEMPFER CROWELL

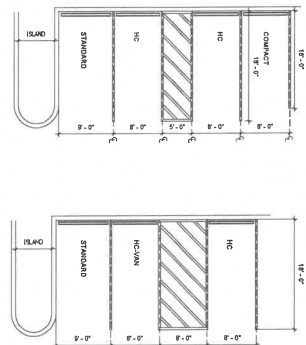


Bob Gronauer

RJG/mtf



3 OPEN SPACE CALCULATION
1" = 100'-0"



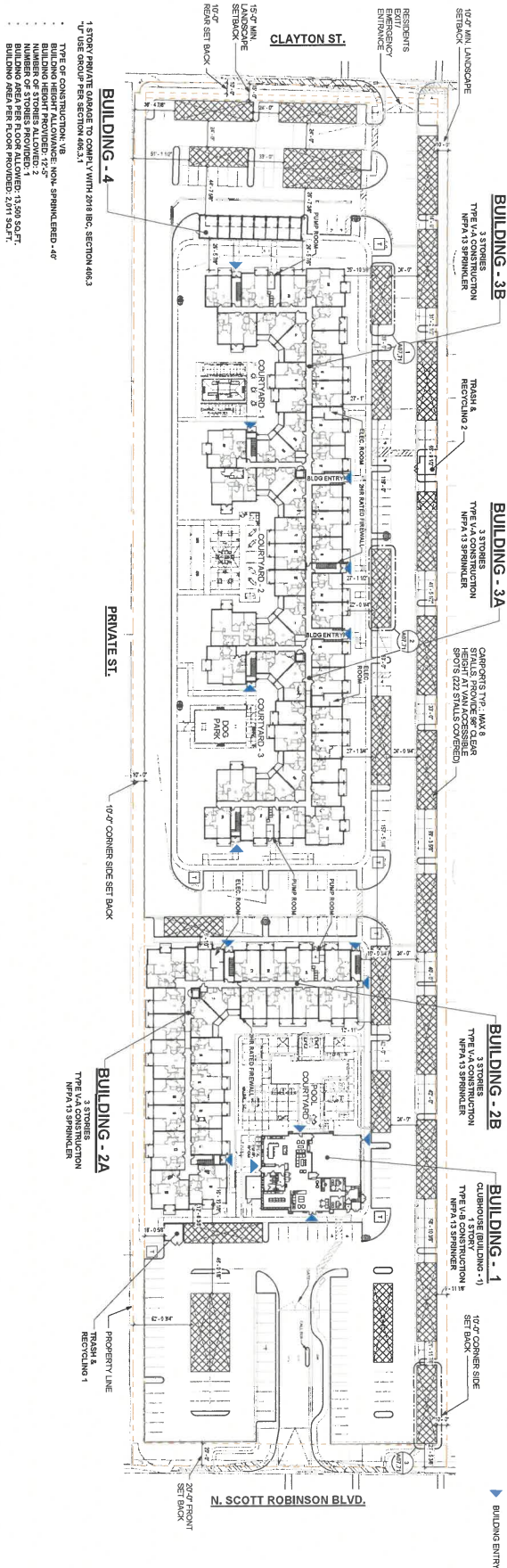
2 TYPICAL PARKING DETAIL
1/8" = 1'-0"

PARKING INFORMATION

PARKING INFORMATION	
PARKING REQUIRED: 3,076 PARKING SPACES WITH MIN. 4,000 DRIVE	
1 BED + STUDIO UNITS	1.50 PER UNIT (150 X 1.50) = 225
2 BED UNITS	2.00 PER UNIT (200 X 2.00) = 400
3 BED UNITS	2.50 PER UNIT (250 X 2.50) = 625
TOTAL PARKING SPACES REQUIRED:	424,500 SPACES
TOTAL MC PARKING REQUIRED ACCORDING TO 2018 MC TABLE 7.104 = 9	
PARKING PROVIDED:	
REGULAR PARKING	136 SPACES
COMPACT PARKING	14 SPACES
HEAVY TRUCK PARKING	1 SPACES
EV PARKING	1 SPACES
EV PARKING GARAGE	1 SPACES
TOTAL PROVIDED	152 SPACES
TOTAL PARKING SPACES PROVIDED: 424 SPACES	
COVERED PARKING	722 SPACES
ON SITE LOADING REQUIRED:	
N/A. NO LOADING REQUIRED	
PARKING CONDITIONS PROVIDED:	
REGULAR PAVING:	FAIR
ASPHALT PAVING:	FAIR
CONCRETE PAVING:	FAIR

REVISION B SUMMARY

2.1 ADDED DIMENSIONS



1 ARCHITECTURAL SITE PLAN
1" = 40'-0"

ELY AT CRAIG
CITY OF NORTH LAS VEGAS, NEVADA

dwell
design
studio

8200 GREENBORO
SUITE 850
MCLEAN, VA 22102
PHONE: 571.253.0050
dave@designstudio.com

THE CALIDA
GROUP

ARCHITECTURAL
SITE PLAN

IFC SUBMISSION

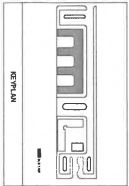
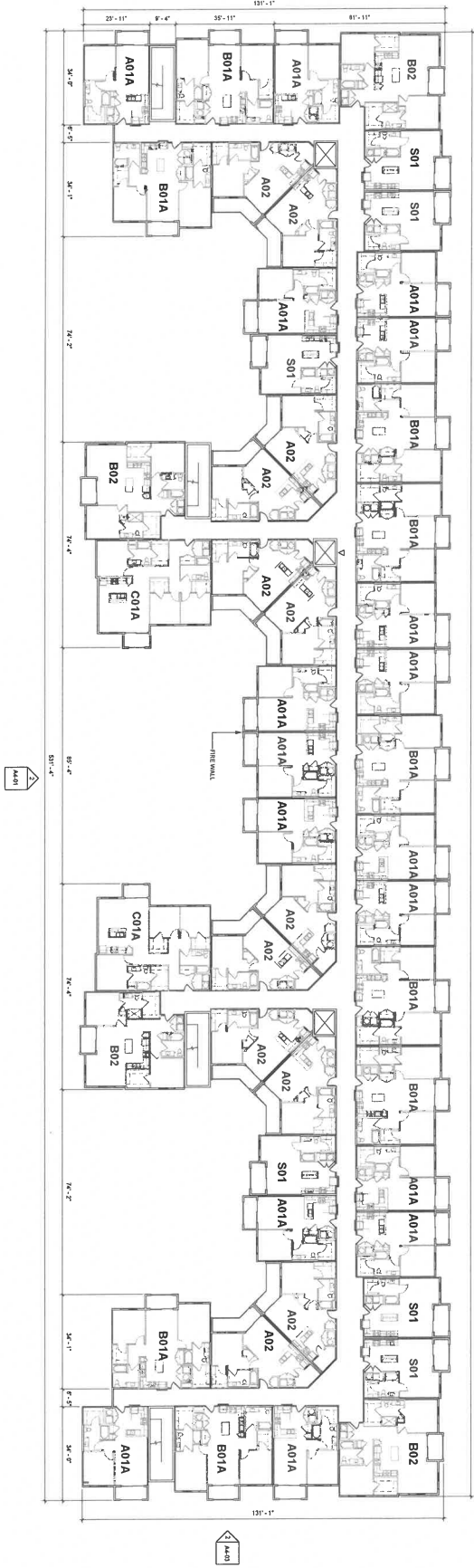
IOS NUMBER: 211022

Author	Chapter
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1 OVERALL FLOOR PLAN - LEVEL 2 & 3 - BUILDING 1000
1/8" = 1'-0"



© dwell design studio - ALL RIGHTS RESERVED

OVERALL FLOOR PLAN - LEVEL 2 & 3 - BLDG 1000

NOT FOR CONSTRUCTION

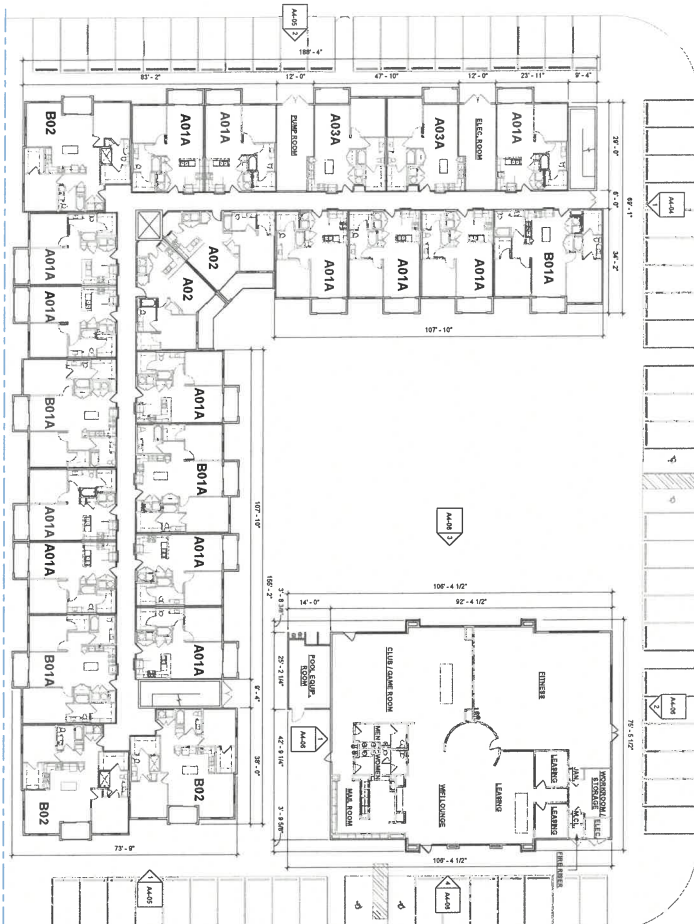
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4/25/2022 3:15:32 PM

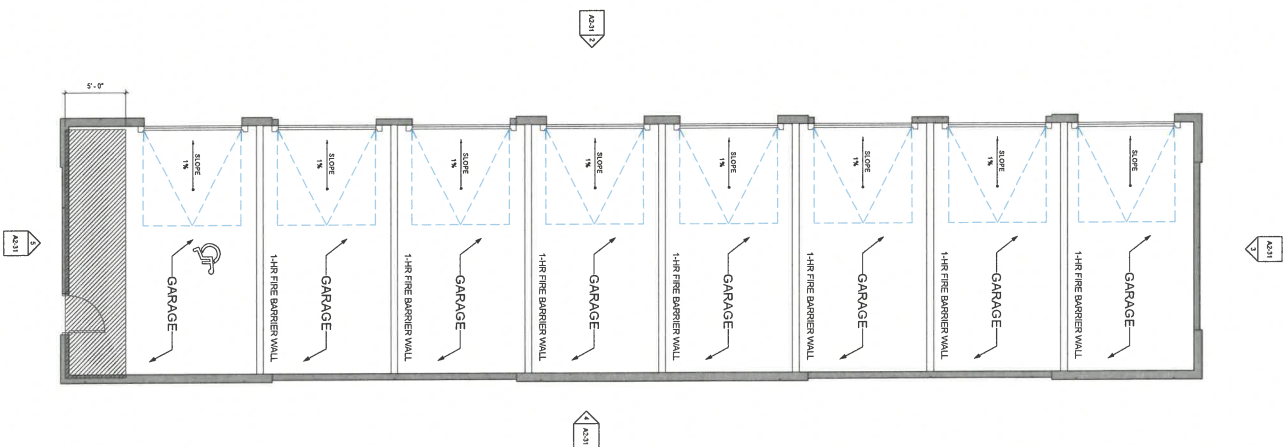
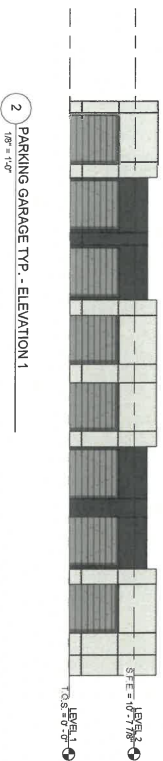
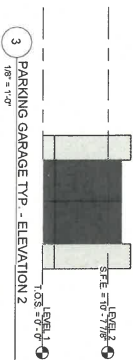
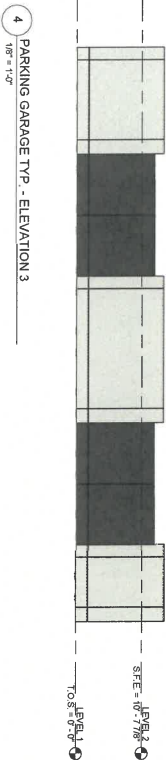
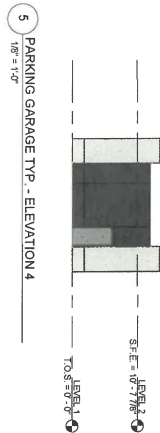
THE CALUDA GROUP

CRAIG & SCOTT

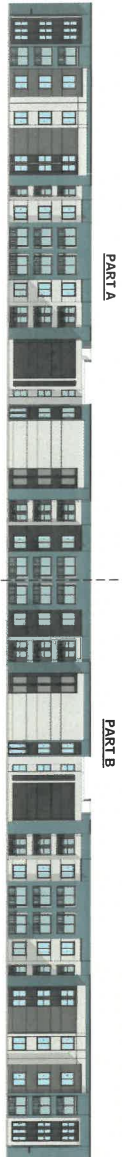
dwell design studio

PRINT DATE: 4/25/2022
PROJECT: 2110284
DRAWING: 3_spareBCTNE.rvt

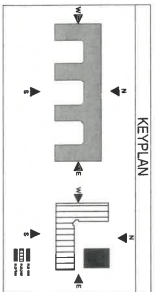




SOUTH ELEVATION PARTIAL KEY



FINISH SCHEDULE	
1	STUCCO 1
2	STUCCO 3
3	STUCCO 4
4	STUCCO 5
5	VINYL WINDOW
6	ALUM. RAILING SYSTEM
7	ALUM. CANOPY
8	ALUM. STOREFRONT SYSTEM



1 BUILDING 1000 - SOUTH ELEVATION - PART A
100' x 140'

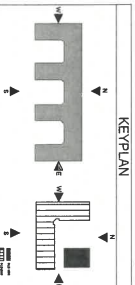


2 BUILDING 1000 - SOUTH ELEVATION - PART B
100' x 140'



NORTH ELEVATION PARTIAL KEY

- FINISH SCHEDULE
- | | | | |
|---|----------|---|-------------------------|
| 1 | STUCCO 1 | 1 | WIRE WINDOW |
| 2 | STUCCO 3 | 2 | ALUM. RAILING SYSTEM |
| 3 | STUCCO 4 | 3 | ALUM. CANOPY |
| 4 | STUCCO 5 | 4 | ALUM. STOREFRONT SYSTEM |

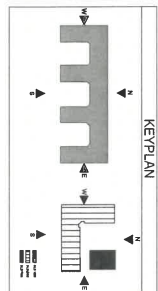


1 BUILDING 1000 - NORTH ELEVATION - PART A
10'-0" = 1'-0"

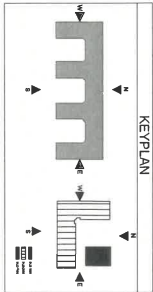


2 BUILDING 1000 - NORTH ELEVATION - PART B
10'-0" = 1'-0"

FINISH SCHEDULE			
1	STUCCO 1	4	VINT WINDOW
2	STUCCO 3	5	ALUM. BALCON SYSTEM
3	STUCCO 4	6	ALUM. CANOPY
4	STUCCO 5	7	ALUM. STORMDOOR SYSTEM



FINISH SCHEDULE	
1 STUCCO 1	6 VINYL WINDOW
2 STUCCO 3	7 ALUM. RAILING SYSTEM
3 STUCCO 4	8 ALUM. CANOPY
4 STUCCO 5	9 ALUM. STOREFRONT SYSTEM



1 BUILDING 2000 - NORTH ELEVATION
1/8" = 1'-0"



2 BUILDING 2000 - SOUTH ELEVATION
1/8" = 1'-0"

DATE: 3/26/2022
PROJECT: 2110204
PROJECT NAME: BUILDING 2000
PROJECT LOCATION: 1019 27th St, San Francisco, CA 94114
PROJECT STATUS: IN PROGRESS
PROJECT PHASE: PRELIMINARY DESIGN
PROJECT TEAM: CRAIG & SCOTT
PROJECT CONTACT: JEFFREY W. HALL
PROJECT PHONE: 415.774.1111
PROJECT EMAIL: jeffrey@dwelldesignstudio.com

THE CALIDA GROUP

CRAIG & SCOTT

NOT FOR CONSTRUCTION

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3/26/2022 10:18:27 AM

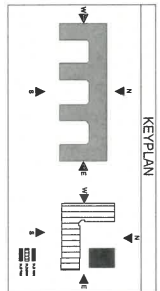
JOS WISER

DRAWN BY: ALAN
CHECKED BY: CHAN

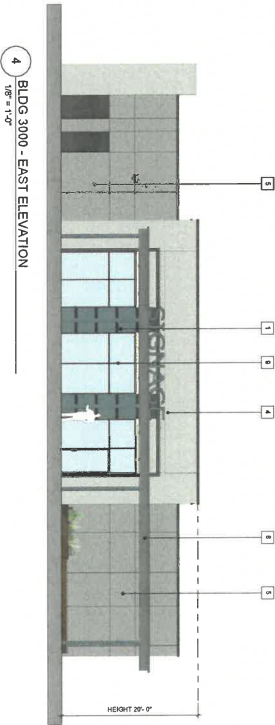
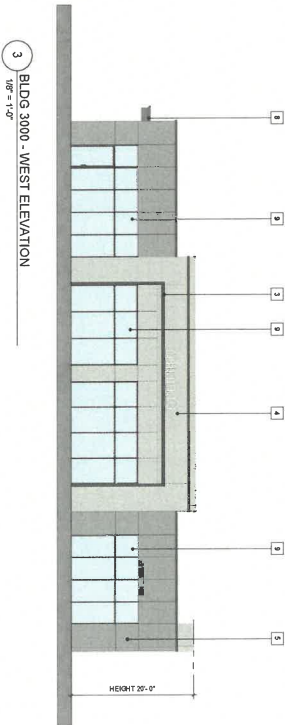
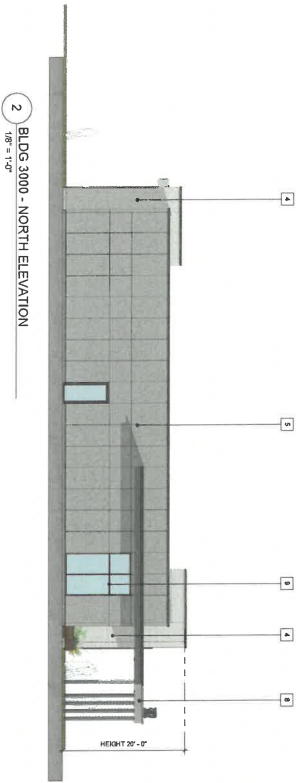
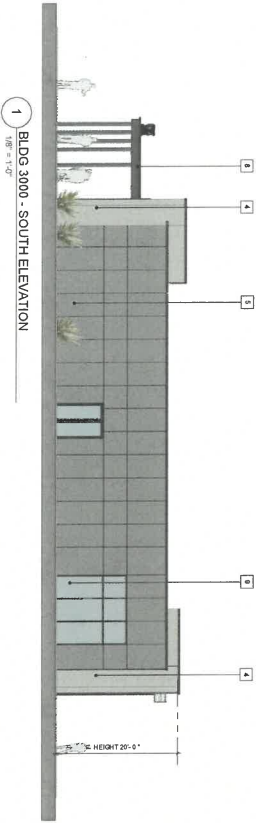
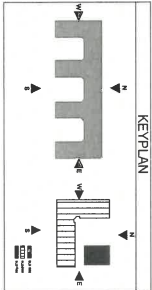
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FINISH SCHEDULE	
1	STUCCO 1
2	STUCCO 2
3	STUCCO 3
4	STUCCO 4
5	STUCCO 5
6	VINYL WINDOW
7	ALUM. RAILING SYSTEM
8	ALUM. CANOPY
9	ALUM. STORMDOOR SYSTEM



























FINISH SCHEDULE	
1	STUCCO 1
2	STUCCO 3
3	STUCCO 4
4	STUCCO 5
5	VENT WINDOW
6	ALUM. RAILING SYSTEM
7	ALUM. CANOPY
8	ALUM. STOREFRONT SYSTEM





TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY	REMARKS
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	<i>Acanthaceae</i>	24' Box	12	Standard	Min. Spec	7.2d 6.7x17
	<i>Asteraceae</i>	24' Box	60	Multi-Turnout	Min. Spec	7.2d 6.7x17
	<i>Borraginaceae</i>	24' Box	60	Multi-Turnout	Min. Spec	7.2d 6.7x17
	<i>Celastraceae</i>	24' Box	60	Multi-Turnout	Min. Spec	7.2d 6.7x17
	<i>Convolvulaceae</i>	24' Box	60	Multi-Turnout	Min. Spec	7.2d 6.7x17
	<i>Euphorbiaceae</i>	24' Box	60	Multi-Turnout	Min. Spec	7.2d 6.7x17
	<i>Fabaceae</i>	24' Box	60	Multi-Turnout	Min. Spec	7.2d 6.7x17
	<i>Geraniaceae</i>	24' Box	60	Multi-Turnout	Min. Spec	7.2d 6.7x17
	<i>Hamamelidaceae</i>	24' Box	60	Multi-Turnout	Min. Spec	7.2d 6.7x17
	<i>Hesperiaceae</i>	24' Box	60	Multi-Turnout	Min. Spec	7.2d 6.7x17
	<i>Juncaceae</i>	24' Box	60	Multi-Turnout	Min. Spec	7.2d 6.7x17
	<i>Labiata</i>	24' Box	60	Multi-Turnout	Min. Spec	7.2d 6.7x17
	<i>Mimosaceae</i>	24' Box	60	Multi-Turnout	Min. Spec	7.2d 6.7x17
	<i>Nymphaeaceae</i>	24' Box	60	Multi-Turnout	Min. Spec	7.2d 6.7x17
	<i>Orobanchaceae</i>	24' Box	60	Multi-Turnout	Min. Spec	7.2d 6.7x17
	<i>Rubiaceae</i>	24' Box	60	Multi-Turnout	Min. Spec	7.2d 6.7x17
	<i>Sapotaceae</i>	24' Box	60	Multi-Turnout	Min. Spec	7.2d 6.7x17
	<i>Saururaceae</i>	24' Box	60	Multi-Turnout	Min. Spec	7.2d 6.7x17
	<i>Saxifragaceae</i>	24' Box	60	Multi-Turnout	Min. Spec	7.2d 6.7x17
	<i>Saxifragaceae</i>	24' Box	60	Multi-Turnout	Min. Spec	7.2d 6.7x17
	<i>Saxifragaceae</i>	24' Box	60	Multi-Turnout	Min. Spec	7.2d 6.7x17
	<i>Saxifragaceae</i>	24' Box	60	Multi-Turnout	Min. Spec	7.2d 6.7x17
	<i>Saxifragaceae</i>	24' Box	60	Multi-Turnout	Min. Spec	7.2d 6.7x17
	<i>Saxifragaceae</i>	24' Box	60	Multi-Turnout	Min. Spec	7.2d 6.7x17

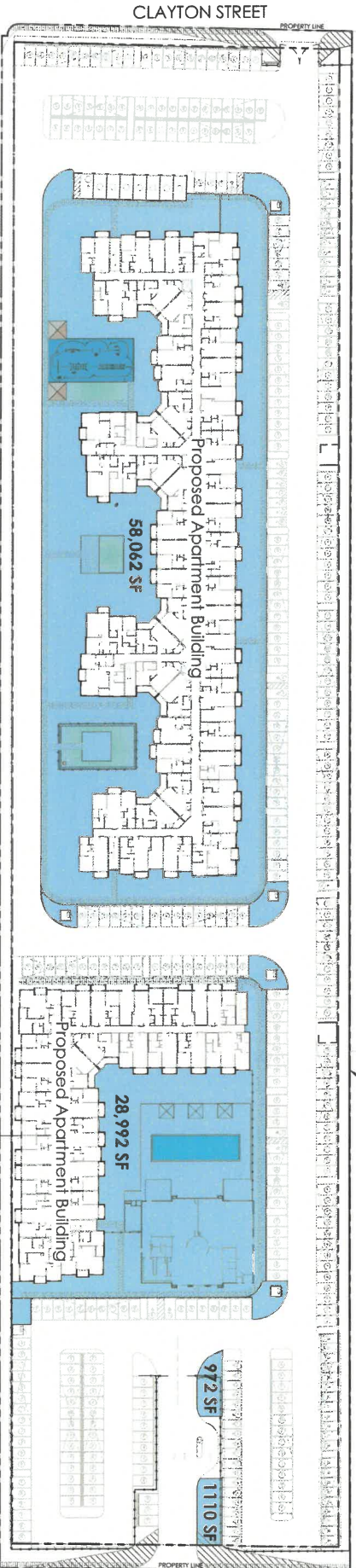


OWNER SHALL MAINTAIN ALL PLANT MATERIALS OCCURRING WITHIN SITE VISIBILITY ZONES AT 24" MAX. HEIGHT, TYPICAL.



PROPOSED SINGLE FAMILY
NOT A PART

APN #: 139-04-201-022



EXISTING
COMMERCIAL
NOT A PART

PRIVATE DRIVE

EXISTING
COMMERCIAL
NOT A PART

Open Space Calculations:

- Total Site Area: Approx. 8.42 Acres (366,775 SF)
- Open Space Requirements:
400 SF Per Dwelling Unit = 400 x 222 = 88,800 SF open space required
- Open Space Provided: 87,136 SF (2.04 Acres) - 24.5% of total site area
- 82,295 SF recreation area
 - 6,841 SF clubhouse

VICINITY MAP - NTS



SILVER LANDS INC.
LANDSCAPE ARCHITECTURE
13105 3RD ST., SUITE 100
LAS VEGAS, NV 89134
702.459.2192
SILVERLANDSINC.COM

CRAFT:
THE CLAYTON GROUP
Contact: Steve Hoffman
Las Vegas, NV 89104
(702) 447-0000

DESIGN REVIEW
SUBMITTAL

DEVELOPMENT INFO:
CRAIG & SCOTT
North Las Vegas, NV 89031
APN: 139-04-201-022

SUBMITTAL
1 SHEET OF 10

PROJECT DATA:
SHEET NO.:
PROJECT ARCHITECT: L&A
ISSUED FOR: DESIGN REVIEW
DATE: 08/23/2022

LP002
OPEN SPACE
EXHIBIT

USE THIS SCALE (FEET) WHEN MAP REDUCED FROM 11X17 ORIGINAL

0 200 400 600

Briana Johnson - Assessor

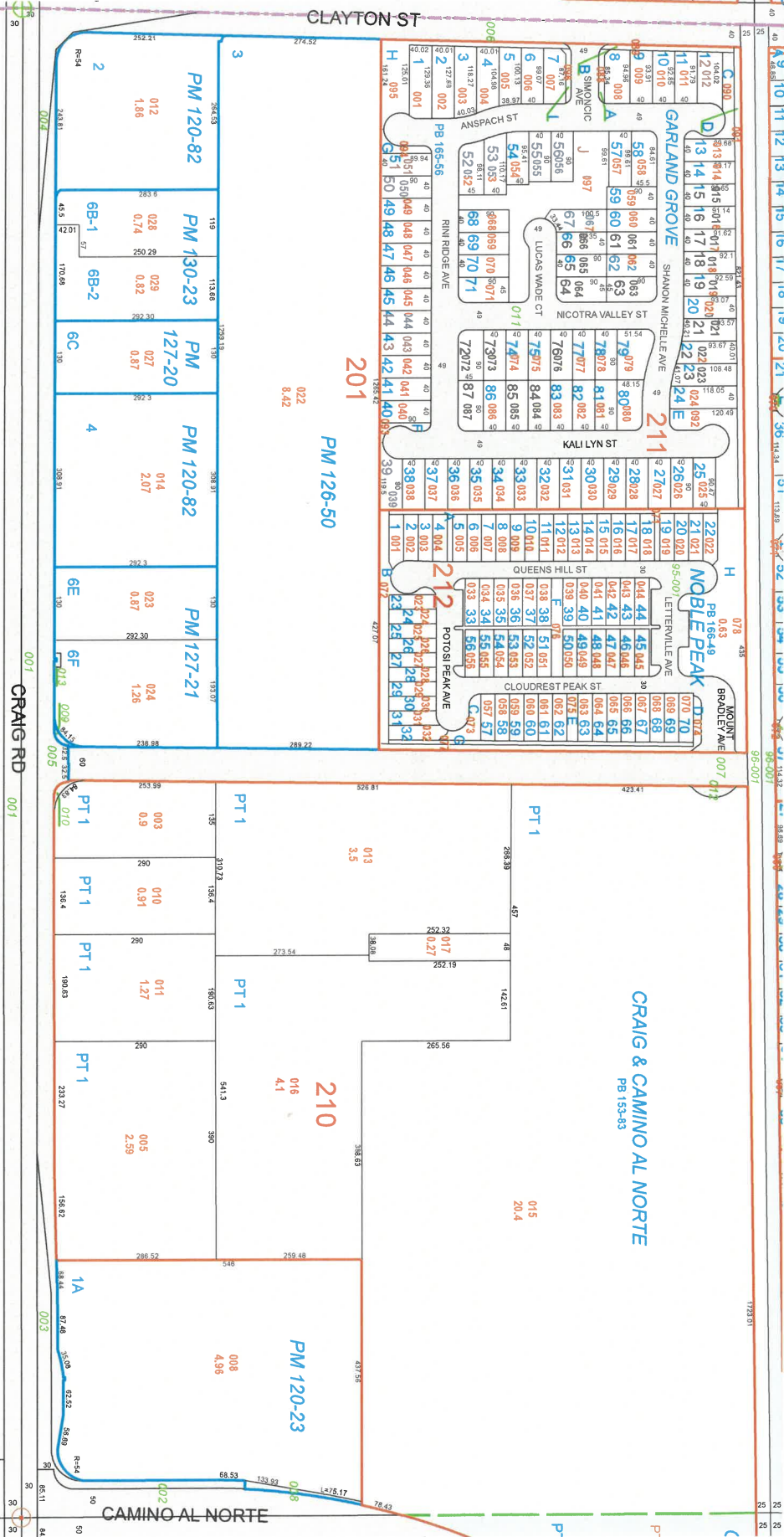
SECTION LINE

Scale: 1" = 200'

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

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

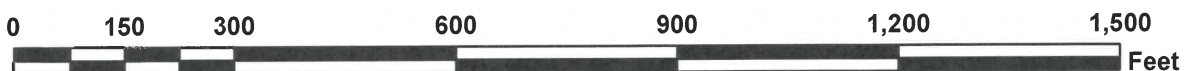
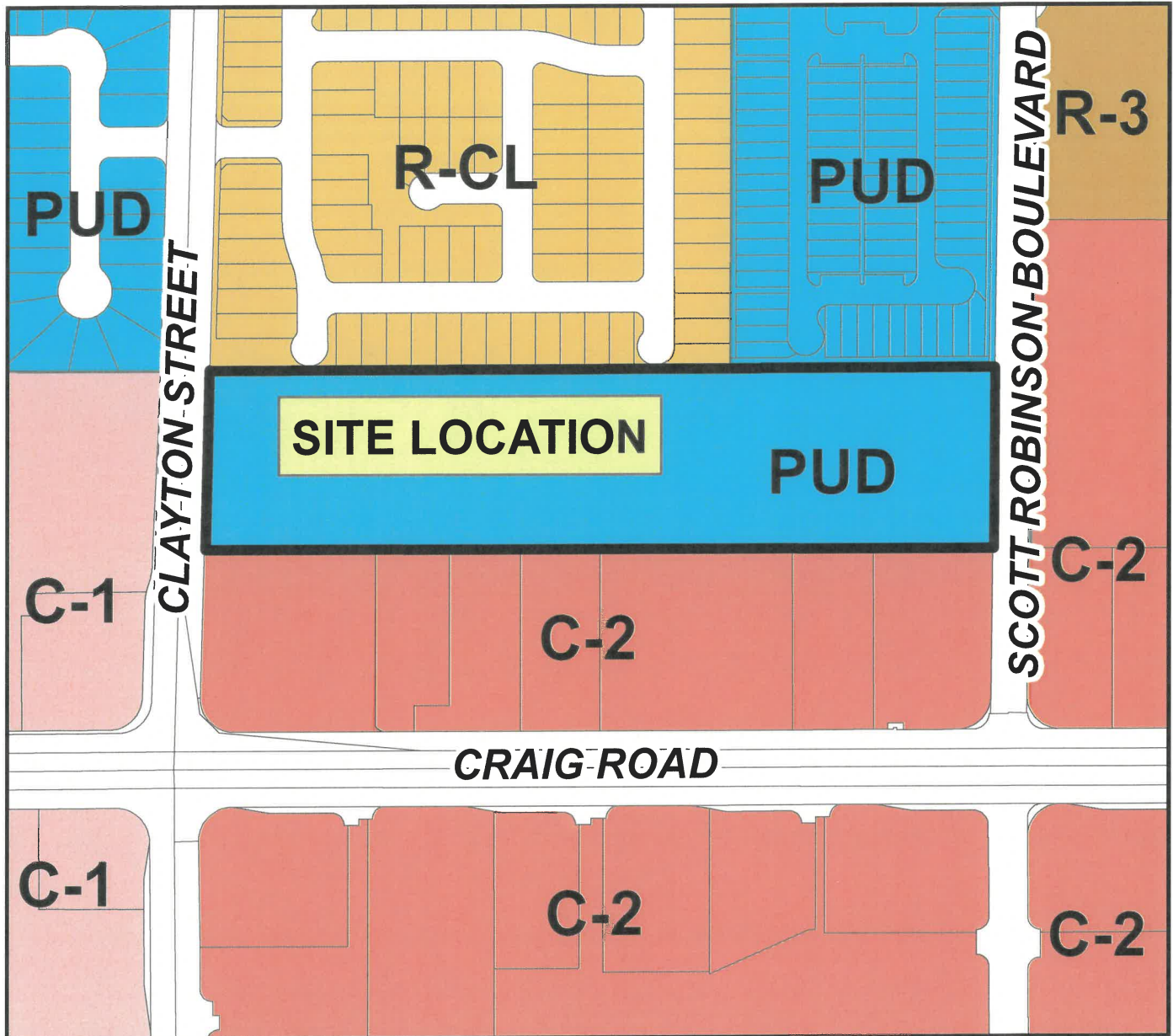


TAX DIST 250



THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: The Calida Group
Application: Final Development Plan
Request: An Extension of Time to Allow a 222-Unit, Multi-Family Development
Project Info: East of Clayton Street and Approximately
300 Feet North of Craig Road
Case Number: FDP-15-2022

10/09/2024

