

CITY OF NORTH LAS VEGAS

INTEROFFICE MEMORANDUM

To: Sharianne Dotson, Principal Planner, Land Development & Community Services
From: Jimmy Love, Major Projects Coordinator, Department of Public Works
Subject: FDP-05-2024 **Commerce & Kraft**
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 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. 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. A queuing analysis may be required.
4. 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.
5. Proposed residential driveway slopes shall not exceed twelve percent (12%).
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. This development must comply with the City's private street policy, including the guest parking requirements. No street parking will be allowed within the sight visibility zone of any intersection. Parallel parking spaces shall be 9 feet by 20 feet per Title 17 of the City's municipal code. Revisions to the site plan may be necessary.
8. The public street geometrics, width of over-pave and thickness of the pavement sections will be determined by the Department of Public Works.
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. Commerce Street (sidewalk/streetlights)
 - b. Kraft Avenue
10. The property owner is required to grant roadway easements where public and private streets intersect.
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, or on private property, when that sidewalk is providing public access adjacent to the right-of-way.
13. 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.
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.

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=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: 2024.07.18 13:48:01-0700

Jimmy Love, Land Development Project Leader
Department of Public Works



July 1, 2024

City of North Las Vegas
Current Planning
Attn: Sharianne Dotson
2250 Las Vegas Boulevard North
North Las Vegas, NV 89030

Re: Commerce & Kraft, APN#139-03-502-002
AMP-09-2022, ZN-19-2022, TMAP-19-2022, Ordinance No 3142
Letter of Intent: Final Development Plan

Greetings Ms. Dotson,

Please let this letter serve as the Letter of Intent Final Development Plan for our proposed Commerce & Kraft Townhome community. This project is located on the SEC of Commerce Street and Kraft Avenue and was approved, subject to conditions by the City Council on February 15, 2023.

This submittal contains the following:

1. Application
2. Letter of Intent
3. APN Map
4. Site Plan
5. Landscape Plans noting Open Space Amenities and Bicycle Parking
6. Floor Plans and Elevations

Site Plan

Per the NOFA, the 4.21 acre site was approved as PUD/PID District (ZN-19-2022, Commerce & Kraft) consisting of a 52-unit multi-family (Townhome) subdivision. The site plan presented for approval with this FDP still includes 52 units, however, Lot 32 has been relocated west of CE "D" (formerly CE "F") to allow for a Public Utility Easement. The proposed plan meets the NOFA prescribed Development Standard Building Setbacks, Building Separation of 10' between dwelling units, and includes a 9.5' high interior garage that is 20' in depth with tankless water heaters and a storage racking system for all garages.

Related to the perimeter landscaping, we have elected to match existing conditions along Commerce Street and Kraft Ave. This is an exception to the NOFA that stated the perimeter landscaped area was

required to be 15' of landscaping including a 5' foot sidewalk centered within the landscaping. Approval of this exception was noted in the January 11, 2023 Planning Commission Meeting Staff Comments that state "This site would be allowed to match the existing conditions and can be addressed with the final development plan."

Landscape Plan

The proposed plan includes open space of 28,099 SF, which exceeds the requirement of 20,800 SF.

Per the NOFA, open space areas shall contain covered seating areas in Common Areas "A," "C," and "F," an open play turf area, age appropriate playground equipment with EPDM surfacing in Common Area C, picnic tables, 2 bbq's, dog stations, trash receptacles and 7 bicycle parking spaces. We have included all of those elements, which are outlined on the Landscape Plan provided herewith. Please note that the area designated as Common Area "F" on our previous submittals is now labeled as Common Area "D."

Floor Plans and Elevations

The floor plans and elevations for this community have not changed since initial submittal. As noted by staff "the submitted color elevations contain four side architecture and appear to be in compliance with Multi-Family Design Standards." The elevations of the buildings are highly articulated and include decorative elements such as brick veneer and a modified roof line with a pitched roof. The finish of the buildings is smooth stucco painted in earth tones and the brick veneer selected uses varying shades that complement the paint scheme and colors of the roof tiles.

We are excited to build these modern elevations in North Las Vegas and appreciate your consideration.

Sincerely,

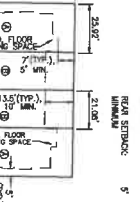
DocuSigned by:

Rick Barron

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Rick Barron
President

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GRAPHIC SCALE: 1"=30'

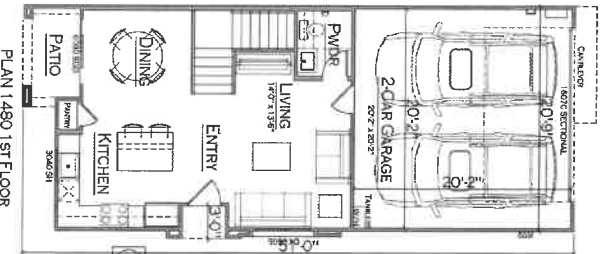
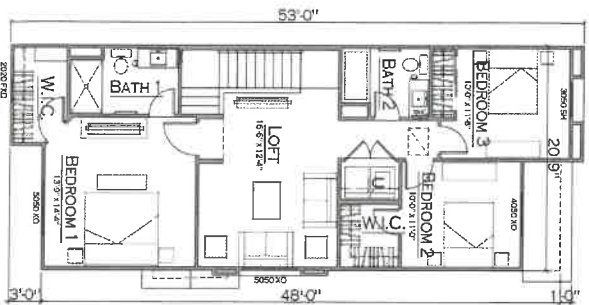
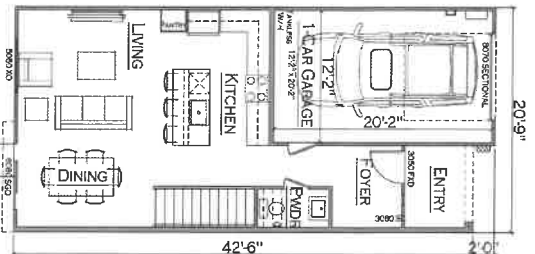
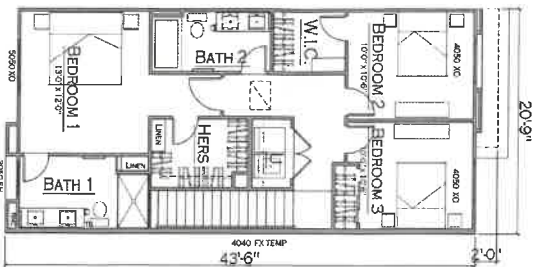


12

AGE

1

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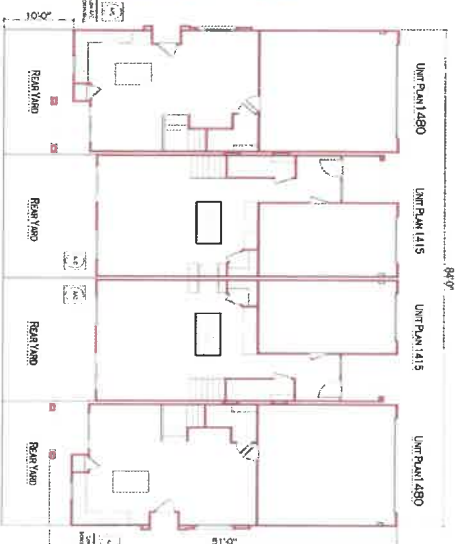
3-PLEX FRONT 'A'



4-PLEX FRONT 'A'



4-PLEX FRONT 'B'



DESIGN MODIFICATIONS WITHOUT NOTICE. ALL COLORS, DIMENSIONS, SIZES AND ARCHITECTURAL FEATURES ARE CONCEPTUAL AND SUBJECT TO CHANGE.



PRESENTATION BOARD

TOWNHOUSE PRODUCT

NORTH LAS VEGAS, NEVADA



ALPHA LANDSCAPES, LLC.
4270 WEST PATRICK LANE
LAS VEGAS, NV 89118
702-214-8000

PROJECT:
COMMERCE & KRAFT
STREETSCAPE



11.00
SHEET OF SHEETS

PROJECT NO.
DRAWING BY
DATE
CHECKED BY
DATE

SHEET TITLE

SIGNATURE HOMES
801 S. RANCHO DRIVE, STE-4
LAS VEGAS, NV 89106

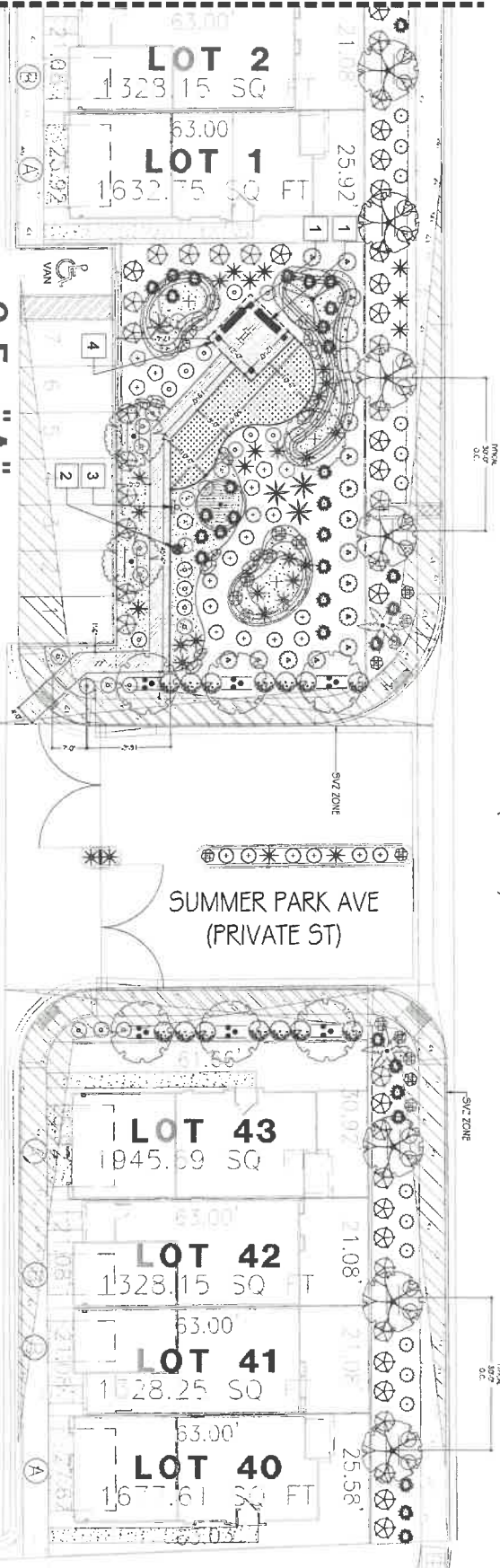
PROJECT
COMMERCE & KRAFT
COVER SHEET

REVISIONS
























4270 W. PATRICK LANE
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www.alpha-landscapes.com























(PRIVATE ST)



W. KRAFT AVE
(PUBLIC)

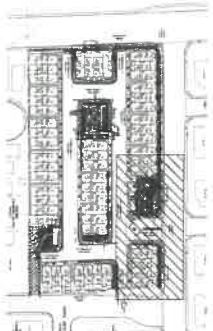
 DEPARTMENT OF EDUCATION WESTERN CAPE		 MATTHEW GONIWE SCHOOL OF LEADERSHIP & GOVERNANCE	 MATTHEW GONIWE SCHOOL OF LEADERSHIP & GOVERNANCE
1	 MATTHEW GONIWE SCHOOL OF LEADERSHIP & GOVERNANCE	 MATTHEW GONIWE SCHOOL OF LEADERSHIP & GOVERNANCE	 MATTHEW GONIWE SCHOOL OF LEADERSHIP & GOVERNANCE
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[illegible]

UNIT 2: THE WORLD OF THE FUTURE			
	Future technology	Developing future	2 pts
	Crystals in space 2 hours	Crystals in space for 2 hrs (20)	2 pts
	Cherrydip in Scotland	1 km below earth's skin	2 pts
	Message machine	Send a Message (2)	2 pts
	Classroom activity	Activity (20 min)	3 pts
	Discovery water	Water (20 min)	3 pts
	Navigation system	Net (20 min)	3 pts
	Urban space: New deal	New deal (20 min)	3 pts
	Adopting Virtual 3D world (4)	From 2000 to 1000 (4)	3 pts
	Navigation system: Flight (10)	Water	3 pts
	Projecting water: The City	Water (20 min)	3 pts
	Projecting water: Project	100 (20 min)	3 pts
	Water (20 min)	Water (20 min)	3 pts
	Water (20 min)	Water (20 min)	3 pts
	Water (20 min)	Water (20 min)	3 pts
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	Water (20 min)	Water (20 min)	3 pts
	Water (20 min)	Water (20 min)	3 pts
	Water (20 min)	Water (20 min)	3 pts

[illegible]

GENERAL NOTES

PLANTING FOR COMMON AQUA LANDSCAPE WEEDS
50% COVERAGE PER CLARK COUNTY GUIDELINES
FIGURE 20: CA 1.5 AND 20 CA 0.20%

L1.01

SIGNATURE HOMES
801 S. RANCHO DRIVE, STE-4
LAS VEGAS, NV 89106

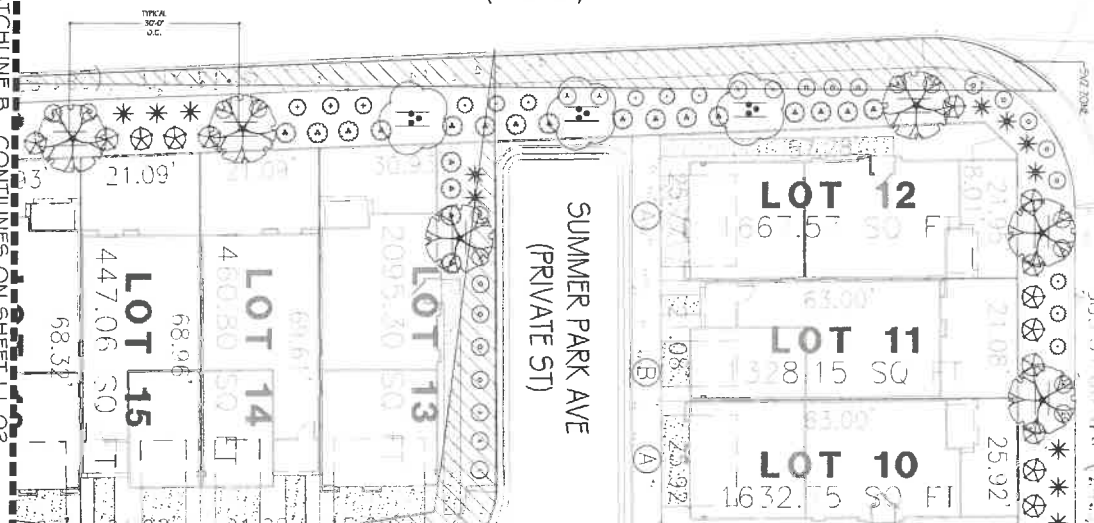
COMMERCE & KRAFT STREETSCAPE





4270 W. PATRICK LANE
LAS VEGAS, NV 89118
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www.springsonline.com

COMMERCE ST
(PUBLIC)

MATCHLINE B - CONTINUES ON SHEET L1.03



CIVIL SERVICE EXAM PRACTICE		ANSWERS	
1	As an officer	offer advice	2 pts
2	Charge him up to	hold him over for trial	2 pts
3	Police officers	don't "float" but and 2 pts	
4	Send out inspectors	ask for more	3 pts
5	Resistor jumps	Red wire	3 pts
6	Units must be in 1 mi	1 inch below	3 pts
7	Units are on the field	no field units	3 pts
8	Intercepted before it can be	Red wire from page 1	3 pts
9	Intercepted before it can be	Red wire from page 1	3 pts
10	Intercepted before it can be	Red wire from page 1	3 pts
11	Intercepted before it can be	Red wire from page 1	3 pts
12	Intercepted before it can be	Red wire from page 1	3 pts
13	Intercepted before it can be	Red wire from page 1	3 pts
14	Intercepted before it can be	Red wire from page 1	3 pts
15	Intercepted before it can be	Red wire from page 1	3 pts
16	Intercepted before it can be	Red wire from page 1	3 pts
17	Intercepted before it can be	Red wire from page 1	3 pts
18	Intercepted before it can be	Red wire from page 1	3 pts
19	Intercepted before it can be	Red wire from page 1	3 pts
20	Intercepted before it can be	Red wire from page 1	3 pts

	3/4" Vesta Cold Rock (41 tons) (2" Min Depth)	4500
	Root Barriers (w/ Per Side)	120

PRACTICE EXERCISES: COMMERCIAL ST		DATE _____		TIME _____	
1		4	Arrow pointing	Arrow pointing	Arrows
2		5	Point of entry	Center of rotation	Center of rotation
3		6	Center of rotation	Intersecting points	Velocity point
4		7	Intersecting points	Velocity point	Velocity point
5		8	Velocity point	Velocity point	Velocity point
6		9	Velocity point	Velocity point	Velocity point
7		10	Velocity point	Velocity point	Velocity point
8		11	Velocity point	Velocity point	Velocity point
9		12	Velocity point	Velocity point	Velocity point
10		13	Velocity point	Velocity point	Velocity point
11		14	Velocity point	Velocity point	Velocity point
12		15	Velocity point	Velocity point	Velocity point
13		16	Velocity point	Velocity point	Velocity point
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15		18	Velocity point	Velocity point	Velocity point
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17		20	Velocity point	Velocity point	Velocity point
18		21	Velocity point	Velocity point	Velocity point
19		22	Velocity point	Velocity point	Velocity point
20		23	Velocity point	Velocity point	Velocity point
21		24	Velocity point	Velocity point	Velocity point
22		25	Velocity point	Velocity point	Velocity point
23		26	Velocity point	Velocity point	Velocity point
24		27	Velocity point	Velocity point	Velocity point
25		28	Velocity point	Velocity point	Velocity point
26		29	Velocity point	Velocity point	Velocity point
27		30	Velocity point	Velocity point	Velocity point
28		31	Velocity point	Velocity point	Velocity point
29		32	Velocity point	Velocity point	Velocity point
30		33	Velocity point	Velocity point	Velocity point
31		34	Velocity point	Velocity point	Velocity point
32		35	Velocity point	Velocity point	Velocity point
33		36	Velocity point	Velocity point	Velocity point
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37		40	Velocity point	Velocity point	Velocity point
38		41	Velocity point	Velocity point	Velocity point
39		42	Velocity point	Velocity point	Velocity point
40		43	Velocity point	Velocity point	Velocity point
41		44	Velocity point	Velocity point	Velocity point
42		45	Velocity point	Velocity point	Velocity point
43		46	Velocity point	Velocity point	Velocity point
44		47	Velocity point	Velocity point	Velocity point
45		48	Velocity point	Velocity point	Velocity point
46		49	Velocity point	Velocity point	Velocity point
47		50	Velocity point	Velocity point	Velocity point

3047 Vista Gold Road 180 tons
62 Wm Draper

NOTES - COMMERCE ST

GENERAL NOTES

GENERAL NOTES

1. PLANTING FOR COMMON AREA LANDSCAPE MEETS 50% COVERAGE PER CLARK COUNTY GUIDELINES. FIGURE 30.64-13 AND 30.64.030K.

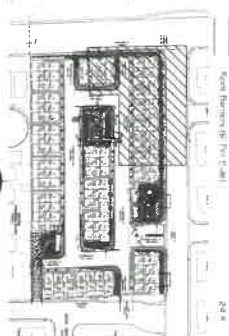







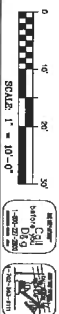


Figure	Area	Perimeter	Volume	Weight
	Area = πr^2	Perimeter = $2\pi r$	Volume = $\frac{4}{3}\pi r^3$	Weight = $\frac{4}{3}\pi r^3 \times \text{density}$
	Area = s^2	Perimeter = $4s$	Volume = s^3	Weight = $s^3 \times \text{density}$
	Area = πr^2	Perimeter = $2\pi r$	Volume = $\pi r^2 h$	Weight = $\pi r^2 h \times \text{density}$
	Area = πr^2	Perimeter = $2\pi r$	Volume = $\frac{1}{3}\pi r^2 h$	Weight = $\frac{1}{3}\pi r^2 h \times \text{density}$
	Area = $4\pi r^2$	Perimeter = $2\pi r$	Volume = $\frac{4}{3}\pi r^3$	Weight = $\frac{4}{3}\pi r^3 \times \text{density}$
	Area = s^2	Perimeter = $4s$	Volume = s^3	Weight = $s^3 \times \text{density}$
	Area = $l \times w$	Perimeter = $2(l + w)$	Volume = $l \times w \times h$	Weight = $l \times w \times h \times \text{density}$
	Area = πr^2	Perimeter = $2\pi r$	Volume = $\pi r^2 h$	Weight = $\pi r^2 h \times \text{density}$

NOTES - LOT 13 CORNER LANDSCAPE



MATCHLINE A - CONTINUES ON SHEET LL.01

SIGNATURE HOMES
801 S. RANCHO DRIVE, STE-4
LAS VEGAS, NV 89106

COMMERCE & KRAFT STREETSCAPE



4270 W. PATRICK LANE
LAS VEGAS, NV 89118
PH: (702) 214-9000 • FAX: (702) 2145-8
www.NationalInstruments.com

L1.02

SHEET OF SHEETS

	Active Active	Active Active	Active Active
1	Circle connections	1/2 hour / 2 days	2 gal
2	Imagined garden	Any time	3 gal
3	Walking with a Boy Scout	Mid + End of school	3 gal
4	Imagined garden	During dinner with 3 gal	

304" Vista Gold Box (4 units)
 (P/M/D/Dep)

Round Benches (6' x 7' 6")

241

[illegible]

4.33 51

72.35'

Figure	Figure 12-10	Figure 12-11	Figure 12-12
1	Acute angles	Right angles	Obtuse
2	Geometric shapes: circles, triangles	Three-dimensional figures: cubes, cylinders	2-D shapes
3	Number 9's	Number 10's	Counting
4	Intersecting numbers	Real-world numbers	3-D shapes
5	Using number lines to find	Real-world numbers	3-D shapes
6	Using geometric shapes: triangles, 11 shapes	Real-world numbers	3-D shapes
7	Three-dimensional figures: cubes, cylinders	Real-world numbers	3-D shapes
8	Three-dimensional figures: cubes, cylinders	Real-world numbers	3-D shapes
9	Three-dimensional figures: cubes, cylinders	Real-world numbers	3-D shapes
10	Three-dimensional figures: cubes, cylinders	Real-world numbers	3-D shapes

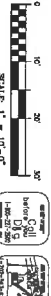
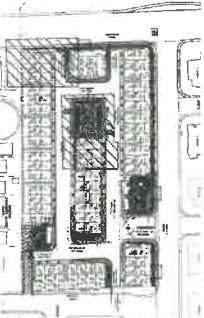
NOTES - CEC

STARDUST GROVE AVE
(PRIVATE ST)

[illegible]

GENERAL NOTES

1. PLANTING FOR COMMON AREA LANDSCAPE MEETS 50% COVERAGE PER CLARK COUNTY GUIDELINES. FIGURE 30.64-13 AND 30.64.030K.



SIGNATURE HOMES
801 S. RANCHO DRIVE, STE-4
LAS VEGAS, NV 89106

COMMERCE & KRAFT STREETSCAPE

Alpha
Languages LLC

4270 W. PATRICK LANE
LAS VEGAS, NV 89118
PH: (702) 214-8000 • FAX: (702) 2145-8

PROJECT NO. _____
DRAWING BY _____
JP
CHECKED BY _____
DATE _____
DATE _____
1-10-2024
L1.03

MATCHLINE C - CONTIUNES ON SHEET L1.03

SUMMER PARK AVE
(PRIVATE ST)

C.E. "B"

SILVER OASIS ST
(PRIVATE ST)

SUMMER PARK AVE
(PRIVATE ST)

PIZZAZ DRIVE
(PUBLIC)

SYMBOL	DESCRIPTION	PLANT SPECIES	QUANTITY
1	Planting Area	White Birch	2700
2	Planting Area	Red Oak	1500
3	Planting Area	Black Oak	1500
4	Planting Area	White Oak	1500
5	Planting Area	Red Oak	1500
6	Planting Area	Black Oak	1500
7	Planting Area	White Oak	1500
8	Planting Area	Red Oak	1500
9	Planting Area	Black Oak	1500
10	Planting Area	White Oak	1500

NOTES - LOT 39 CORNER LANDSCAPE

3/4" (Note: 1/2" for 1/2" scale)
1/2" (Note: 1/4" for 1/2" scale)
1/4" (Note: 1/8" for 1/2" scale)

SYMBOL	DESCRIPTION	PLANT SPECIES	QUANTITY
1	Planting Area	White Birch	2700
2	Planting Area	Red Oak	1500
3	Planting Area	Black Oak	1500
4	Planting Area	White Oak	1500
5	Planting Area	Red Oak	1500
6	Planting Area	Black Oak	1500
7	Planting Area	White Oak	1500
8	Planting Area	Red Oak	1500
9	Planting Area	Black Oak	1500
10	Planting Area	White Oak	1500

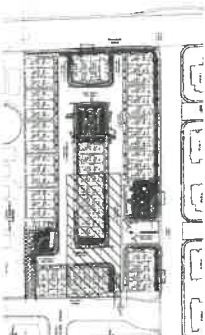
NOTES - CE B

3/4" (Note: 1/2" for 1/2" scale)
1/2" (Note: 1/4" for 1/2" scale)
1/4" (Note: 1/8" for 1/2" scale)

GENERAL NOTES

1. PLANTING FOR COMMON AREA LANDSCAPE MEETS 50% COVERAGE PER CLARK COUNTY GUIDELINES. (NOTE: 50%+1.5 AND 50%+4.000)

SCALE 1" = 10'-0"



L1.04

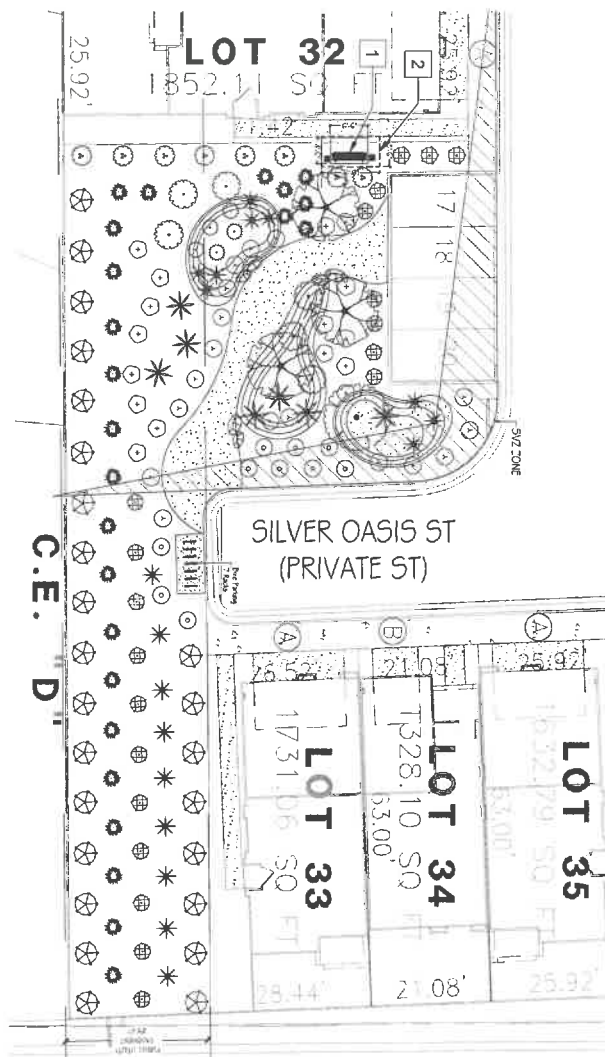


SIGNATURE HOMES
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COMMERCE & KRAFT
STREETSCAPE

Alpha
Landscapes, LLC

4270 W. PATRICK LANE
LAS VEGAS, NV 89106
PH: (702) 214-8000 • FAX: (702) 214-8000
www.alpha-landscapes.com

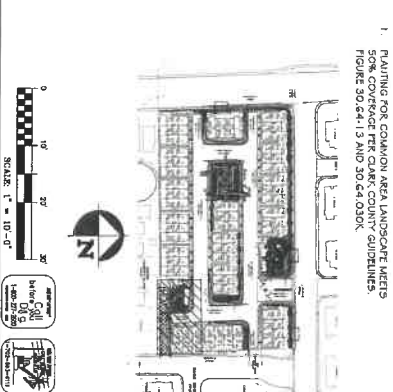


SYMBOL	DESCRIPTION	QUANTITY
1	Acacia salicina	2000
2	Crataegus sp.	2000
3	Crataegus sp.	2000
4	Crataegus sp.	2000
5	Crataegus sp.	2000
6	Crataegus sp.	2000
7	Crataegus sp.	2000
8	Crataegus sp.	2000
9	Crataegus sp.	2000
10	Crataegus sp.	2000
11	Crataegus sp.	2000
12	Crataegus sp.	2000
13	Crataegus sp.	2000
14	Crataegus sp.	2000
15	Crataegus sp.	2000
16	Crataegus sp.	2000
17	Crataegus sp.	2000
18	Crataegus sp.	2000
19	Crataegus sp.	2000
20	Crataegus sp.	2000
21	Crataegus sp.	2000
22	Crataegus sp.	2000
23	Crataegus sp.	2000
24	Crataegus sp.	2000
25	Crataegus sp.	2000
26	Crataegus sp.	2000
27	Crataegus sp.	2000
28	Crataegus sp.	2000
29	Crataegus sp.	2000
30	Crataegus sp.	2000
31	Crataegus sp.	2000
32	Crataegus sp.	2000
33	Crataegus sp.	2000
34	Crataegus sp.	2000
35	Crataegus sp.	2000
36	Crataegus sp.	2000
37	Crataegus sp.	2000
38	Crataegus sp.	2000
39	Crataegus sp.	2000
40	Crataegus sp.	2000
41	Crataegus sp.	2000
42	Crataegus sp.	2000
43	Crataegus sp.	2000
44	Crataegus sp.	2000
45	Crataegus sp.	2000
46	Crataegus sp.	2000
47	Crataegus sp.	2000
48	Crataegus sp.	2000
49	Crataegus sp.	2000
50	Crataegus sp.	2000

NOTES - CE D

1. PLANTING FOR COMMON AREA LANDSCAPE ARTISTS 50% COVERAGE PER CLARK COUNTY GUIDELINES FIGURE 30.64.1.3 AND 30.64.03DK
2. CRATAEGUS SP. - 2000
3. CRATAEGUS SP. - 2000
4. CRATAEGUS SP. - 2000
5. CRATAEGUS SP. - 2000
6. CRATAEGUS SP. - 2000
7. CRATAEGUS SP. - 2000
8. CRATAEGUS SP. - 2000
9. CRATAEGUS SP. - 2000
10. CRATAEGUS SP. - 2000
11. CRATAEGUS SP. - 2000
12. CRATAEGUS SP. - 2000
13. CRATAEGUS SP. - 2000
14. CRATAEGUS SP. - 2000
15. CRATAEGUS SP. - 2000
16. CRATAEGUS SP. - 2000
17. CRATAEGUS SP. - 2000
18. CRATAEGUS SP. - 2000
19. CRATAEGUS SP. - 2000
20. CRATAEGUS SP. - 2000
21. CRATAEGUS SP. - 2000
22. CRATAEGUS SP. - 2000
23. CRATAEGUS SP. - 2000
24. CRATAEGUS SP. - 2000
25. CRATAEGUS SP. - 2000
26. CRATAEGUS SP. - 2000
27. CRATAEGUS SP. - 2000
28. CRATAEGUS SP. - 2000
29. CRATAEGUS SP. - 2000
30. CRATAEGUS SP. - 2000
31. CRATAEGUS SP. - 2000
32. CRATAEGUS SP. - 2000
33. CRATAEGUS SP. - 2000
34. CRATAEGUS SP. - 2000
35. CRATAEGUS SP. - 2000
36. CRATAEGUS SP. - 2000
37. CRATAEGUS SP. - 2000
38. CRATAEGUS SP. - 2000
39. CRATAEGUS SP. - 2000
40. CRATAEGUS SP. - 2000
41. CRATAEGUS SP. - 2000
42. CRATAEGUS SP. - 2000
43. CRATAEGUS SP. - 2000
44. CRATAEGUS SP. - 2000
45. CRATAEGUS SP. - 2000
46. CRATAEGUS SP. - 2000
47. CRATAEGUS SP. - 2000
48. CRATAEGUS SP. - 2000
49. CRATAEGUS SP. - 2000
50. CRATAEGUS SP. - 2000

GENERAL NOTES



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COMMERCE & KRAFT
STREETSCAPE

SIGNATURE HOMES
801 S. RANCHO DRIVE, STE-4
LAS VEGAS, NV 89106

PROJECT NO.
DATE
DRAWN BY
CHECKED BY
APPROVED BY
L1.05
SHEET OF SHEETS



L1.06

DATE: 1-1-2018
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 PROJECT: [Signature]

DATE: 1-1-2018

SIGNATURE HOMES
 801 S. RANCHO DRIVE, STE-4
 LAS VEGAS, NV 89106

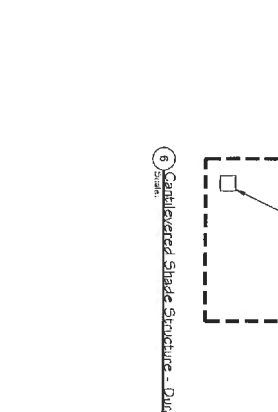
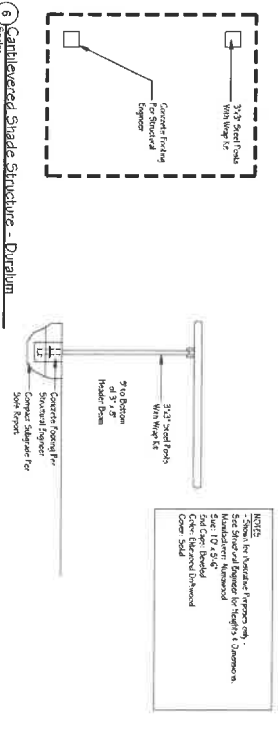
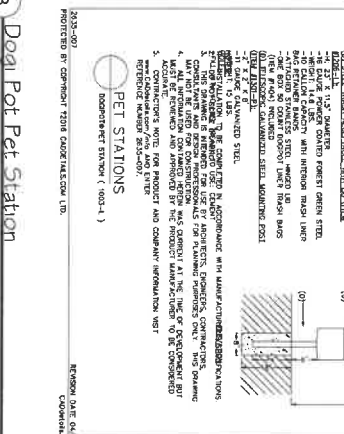
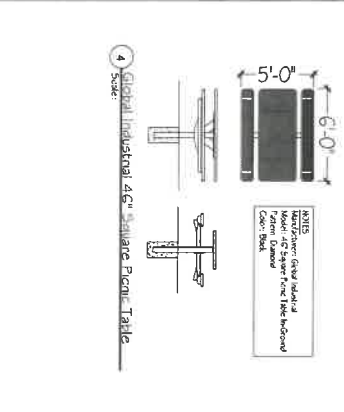
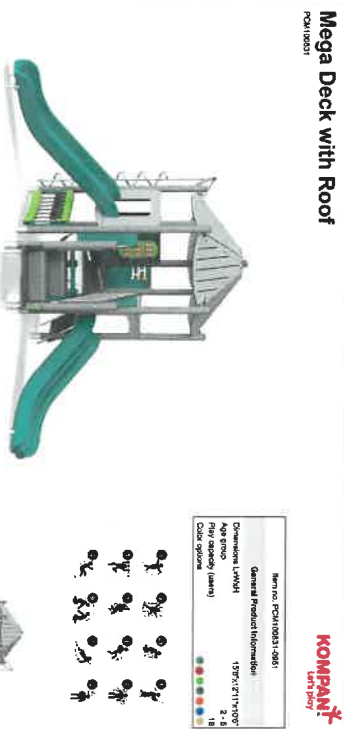
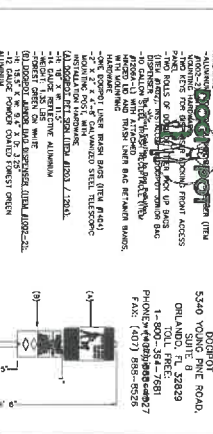
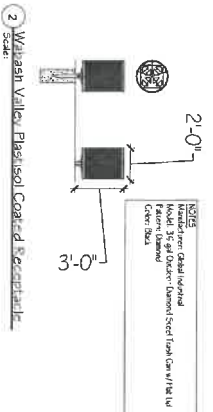
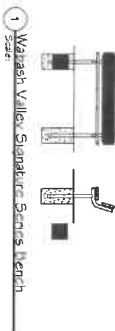
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REVISION

1. [Signature]

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4270 W. PATRICK LANE
 LAS VEGAS, NV 89118
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 www.alpha-landscapes.com



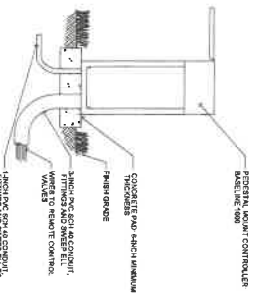


4 Tree Planting on Slope Detail

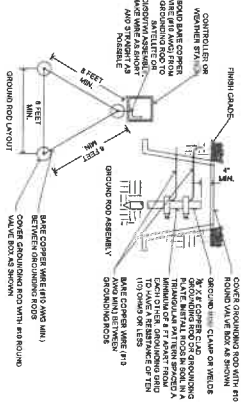


7 Plant Spacing Detail

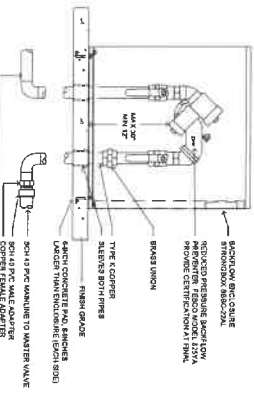
Root Barrier Detail^{MA}



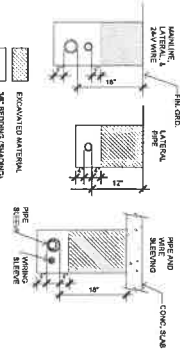
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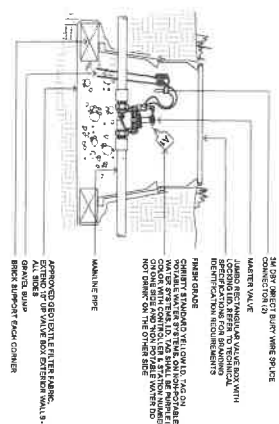
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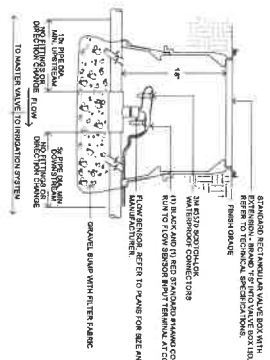
3
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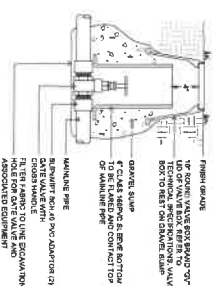
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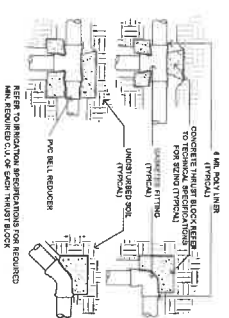
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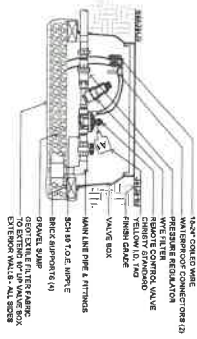
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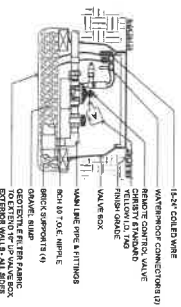
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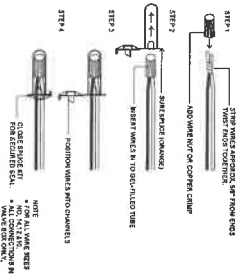
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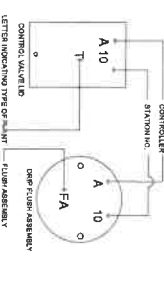
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SCALE: 1/8\"/>



10
SCALE: 1/8\"/>



11
SCALE: 1/8\"/>



12
SCALE: 1/8\"/>



IRR.02
SHEET OF 10

SIGNATURE HOMES
801 S. RANCHO DRIVE, STE-4
LAS VEGAS, NV 89106

COMMERCE & KRAFT
IRRIGATION DETAILS

PROJECT	DATE

Alpha
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4270 N. PARADISE AVE.
SUITE 100
PH: 702.214.8000 • FAX: (702) 214-5500
www.alpha-landscapes.com



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 FDP-07-2024 Entity NLV

Company Name Signature Homes

Contact Name _____

Contact Mailing Address _____

City _____ State _____ Zip Code _____

Phone (702) 331-6361 Email _____

Project Name Commerce & Kraft

Project Description Develop 52 unit Multi-family town home subdivision
Located on the SEC of Commerce Street & Kraft Ave
4.21 gross acres

APN's 139-03-502-002

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) 52	x 0.124 = 7	x 0.061 = 4	x 0.080 = 5
Resort Condo Units (3)			
Total	7	4	5

(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
Elizondo, Raul ES	4865 Goldfield Street	K-5	737	599	05/01/24
Findlay, Clifford O. (Pete) MS	333 W Tropical Parkway	6-8	1544	1224	05/01/24
Mojave HS	5302 Goldfield Street	9-12	2474	2296	05/01/24

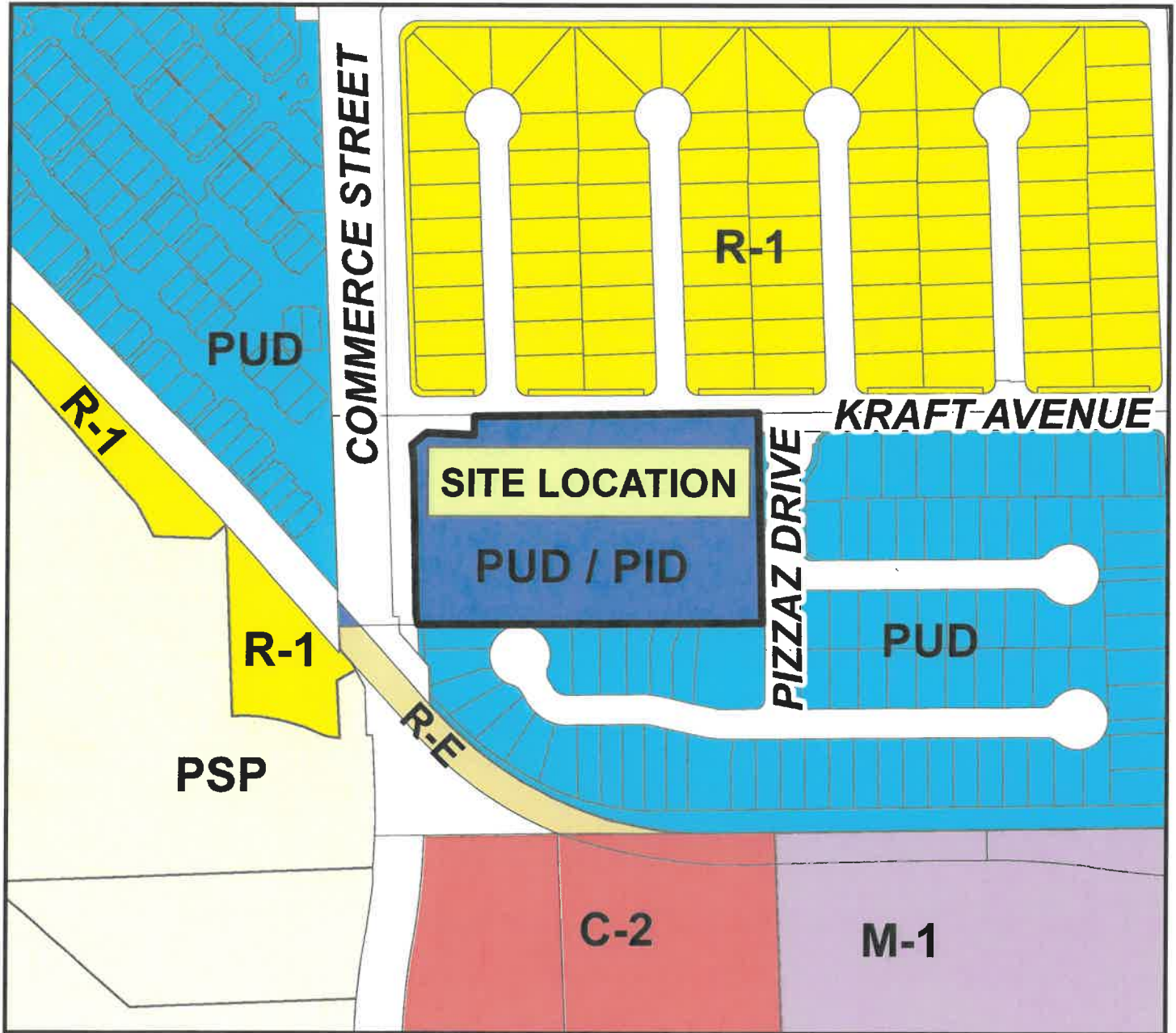
* CCSD Comments _____

☐ Approved ☐ Disapproved



THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: Signature Homes
Application: Final Development Plan
Request: To Develop a 52-Unit, Multi-Family (Townhome) Subdivision
Project Info: Southeast Corner of Commerce Street and Kraft Avenue
Case Number: FDP-07-2024

07/15/2024

