

## CITY OF NORTH LAS VEGAS

### INTEROFFICE MEMORANDUM

---

To: Duane McNelly, Principal Planner, Land Development & Community Services  
From: Jimmy Love, Major Projects Coordinator, Department of Public Works  
Subject: T-MAP-02-2024      **Lake Mead And Rancho**  
Date: March 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. A conforming tentative map incorporating the conditions of approval shall be submitted for review and approval to the Department of Public Works and Land Development & Community Services prior to submittal of the project's drainage study.
2. 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.
3. The proposed stub street at the westerly end of STREET D must be revised to comply with the City of North Las Vegas Municipal Code section 16.20.050.P which states: Terminal streets, not to exceed one hundred fifty (150) feet in length, as measured from the face of curb of the intersecting street to the face of curb of the terminal street, and with a maximum of four fronting lots, shall terminate in a cul de sac with a minimum back of curb radius of twenty four (24) feet.
4. Interior streets in excess of five hundred (500) feet shall conform to the minimum curvilinear street requirements as outlined in *City of North Las Vegas Municipal Code* section 16.20.050.

For information only:

"Curvilinear street" means a street in excess of five hundred (500) feet which has at least twenty-five (25) feet of lateral deviation from a straight course. For every five hundred (500) feet of additional street length, there is at least twenty-five (25) feet of lateral deviation per five hundred (500) foot street segment. (Ord. 1568 § 1 (part), 2001)

5. 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.
6. Approval of a drainage study is required prior to submittal of the civil improvement plans.
7. Approval of a traffic study is required prior to submittal of the civil improvement plans and the City of Las Vegas concurrence is required. Please contact Traffic Engineering at 633-2676 to request a scope. A queuing analysis may be required. The traffic study shall analyze and determine the type of traffic control necessary along Lake Mead Boulevard subject to City approval. All Lake Mead Boulevard and Carey Avenue driveways and access points shall provide right turn bays.

8. 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.
9. The project shall provide a bus turnout and loading pad and shelters on Lake Mead Boulevard east of Ranch Drive and on Carey Avenue east of Rancho Drive in accordance with Uniform Standard Drawing 234.1 and 234.2. The project may be required to provide additional bus turnouts and loading pads and shelters on Lake Mead Boulevard east of proposed project driveways.
10. The public street geometrics, width of over-pave and thickness of the pavement sections will be determined by the Department of Public Works.
11. The property owner is required to grant a roadway easements where public and private streets intersect.
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. All common elements shall be labeled and are to be maintained by the Home Owners Association.
14. 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.
15. 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.
16. A common lot and/or landscape and pedestrian access easement, with a minimum width of five (5) feet, shall be provided behind the existing bus turn-out along North Rancho Drive.
17. All residential driveway geometrics shall be in compliance with the Uniform Standard Drawings for Public Works' Construction Off-Site Improvements Drawing Number 222.
18. 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.
19. Proposed residential driveway slopes shall not exceed twelve percent (12%).
20. Adjacent to all perimeter and internal streets, a five foot wide public utility easement shall be granted to accommodate dry utility appurtenances and fire hydrants.
21. 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*.

March 28, 2024

Page 3 of 3

- 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, Major Projects Coordinator  
Department of Public Works



---

March 26, 2024

City of North Las Vegas  
Planning Department  
2250 Las Vegas Blvd North, 1st Floor  
North Las Vegas, NV 89030

**RE: Letter of Intent - Lake Mead and Rancho  
Residential Subdivision Tentative Map**

On behalf of our client, Greystone Nevada, LLC, we have prepared the following letter of intent in support of a residential Tentative Map.

### **Background**

The proposed development site consists of a 36.47-acres, APN 139-19-602-002, and is a portion of the Lake Mead and Rancho Mixed Use development. The subject land holding is located on the east side of Rancho Drive and is bound on the north by Lake Mead Boulevard and existing as well as proposed Commercial uses, to the east by Allen Lane and existing residential uses, to the south by Coran Lane and residential development within the City of Las Vegas and to the west, across Rancho Drive a 120' collector and NDOT right of way, by commercial zoned properties lying within the City of Las Vegas. The subject parcel was included with an amendment to the master plan, AMP-05-2023, and a Zone Change, ZN-06-2023, approved in August of 2023. This approval zoned the subject property PUD, Planned Unit Development District.

### **Project Description**

The applicant intends to develop the residential portion of the Lake Mead and Rancho Planned Unit Development with a 373-lot residential subdivision. The community will have two gate-controlled points of access. The first being from a shared private driveway with the commercial portion of the project immediately northwest of the site. The second point of access will be off of Lake Mead, approximately 400 feet west of Allen Lane. Internal site circulation will be centered around a spine "parkway themed" street which will connect the site from east to west, ultimately tying to the pedestrian circulation for the adjacent commercial component of the development. This roadway, Street B, will feature a 46-foot-wide roadway section providing parking on both sides as well as detached 5-foot-wide sidewalk on both sides. The roadway will be lined with the front courtyards of the rear loaded house product so there will not be driveways accessing the roadway. Further site circulation will be through a system of private 28-foot-wide roadways. Where homes front the roadway a 5-foot-wide sidewalk will be provided. Where the roadway

serves the rear loaded product and functions more like an alley, without front door access, there will be no sidewalk.

On site pedestrian circulation through the paseos and common areas will be handled by a system of 7-foot wide and 4-foot-wide sidewalks. These sidewalks will connect the community's parkway themed road with the paseos as well as provide connectivity through the paseos, linking the common and parking areas.

The community will feature three different product types, a front-loaded townhome, a rear-loaded townhome and a traditional detached single-family product. The first product type will be a front loaded, front door and garage door facing the private roadway and will account for 158 of the home sites. These townhomes will be arranged in 3, 4, 5 and 6-unit buildings. There will be three floor plans offered, two two-bedroom floorplans and one three-bedroom floorplan. The units will range in size from 1,699 square feet to 1,854 square feet. All homes will have a five-foot-long driveway and will offer 2-car garages. These homes will also have a private enclosed rear yard 28 feet wide by 10 feet deep. The second product type will be a rear loaded product with the garages facing on the private roadways and the front doors accessed from a common element or paseo/greenbelt and will account for 154 of the home sites. These townhomes will be arranged in 3, 4, 5 and 6-unit buildings. There will be three floor plans offered, one two-bedroom floorplan, one three-bedroom floorplan and one four-bedroom floorplan. The units will range in size from 1,821 square feet to 1,925 square feet. All homes will have a five-foot-long driveway and will offer 2-car garages. These homes will also have a private enclosed courtyard located along the paseo/open space. The courtyards will be 24 feet wide by 7 feet deep. The paseos have been designed to provide 20 feet between courtyard walls, 33 feet between building faces, and will feature a 7-foot-wide sidewalk with 6.5-feet of landscape on each side. The third product type, accounting for 61 of the home sites, will be a traditional detached single-family home. The lots will have a typical 35-foot-wide by 95 feet deep geometry for a base lot size of 3,325 square feet. The housing product will consist of 3 distinct floor plans ranging in size from 2,055 square feet to 2,405 square feet. Each floor plan will offer 3 distinct elevations.

For the townhouse, multifamily, portion of the development the housing product has been designed to conform to the Multi Family standards of Title 17, 17.24.100. The garage faces of the units will utilize a planter/landscape strip between driveways with a minimum width of 5 feet. To mitigate the long plane of garage doors the units will have an offset building plane every two units with an offset distance of 6 feet.

Open Space will be provided in accordance with the Planned Unit Development requirements of Title 17. For a townhouse cluster within a PUD zoning district 400 square feet of open space per unit is required. For the Single family detached lots, which fall into the 3,599 square feet or less category 500 square feet per unit is required. Based upon this the community will require 155,300 square feet of open Space. The proposed development will be providing a total of 156,795 square

feet of open space. This is achieved through the paseo system providing access to the rear loaded product, smaller pocket park areas and a central open space area consisting of 85,105 square feet, 55% of the required open space area, located in the center of project along the main parkway themed road. Open space programming will include 3 primary programmed features. The first two will be located within the central 85,105 square foot main amenity. The programming for the eastern half of this area will include an active turf area, canvas shade structure, play structure and picnic tables with trash receptacles. The western half will be programmed with an adventure trail, siting nodes, picnic tables and a dogipot. The third area, totaling 23,658 square feet will include a turf area, shade structure and picnic tables with trash receptacles. Reference the ABLA Park Enlargement Plan for additional information.

In addition to the common open space each unit will include private outdoor space. The single-family homes will have private enclosed rear yards containing a minimum of 350 square feet. Similarly, the front-loaded townhomes will offer private enclosed rear yards totaling approximately 280 square feet and finally the rear loaded townhomes will have enclosed courtyards with concrete or paver surfacing totaling approximately 168 square feet.

Parking will be provided in accordance with the City of North Las Vegas private street policy and Title 17. These requirements state that for the townhouse clusters one parking space be provided for every 2 units for guests and 2 spaces for each 2-bedroom unit and 2.5 spaces for each 3 or more-bedroom unit. Based upon these requirements 156 guest spaces are required and 710 resident spaces are required, 141 2-Bedroom units and 171 3-bedroom or more units. For the single-family units one parking space is required for every 3 units for guests and 2 spaces for each single-family home. Based upon these requirements 21 guest spaces are required and 122 resident spaces are required

The total required parking spaces for all unit types, resident and guest, is 1,009 spaces. To achieve the parking requirement 746 garage spaces will be provided, 2 for each unit, 122 driveway spaces, 2 for each single-family unit, and 233 surface spaces, totaling 1,101 spaces. As previously mentioned the main parkway road will allow on street parking. The additional parking will be a collection of parking lots with 10-14 spaces spread thought the community and head in parking perpendicular to the private roadway.

### **Planned Unit Development Modified Standards**

The approved Planned Unit Development, PUD, affords modifications from standard Title 17 and City of North Las Vegas Design Standards. The proposed development will use a modified street section that will vary to achieve the best configuration based upon the product type served by the roadway. The roadway section for the area which serves the single-family homes will be the City standard private street policy for residential development section which is a 38-foot-wide private street which includes a 5-foot side attached sidewalk on both sides. The same section will

be utilized for the front-loaded townhomes and where the rear loaded townhomes front a roadway. For the roadway sections that will serve only rear loaded townhomes a modified section 28-foot-wide without sidewalk will be utilized. This configuration will ensure that where front doors are oriented to roadway and attached sidewalk will be provided.

Typical plots with setbacks have been included within the tentative map plans. These setbacks are summarized below:


<u>Single Family Homes</u>	<u>Front Loaded Townhouse</u>	<u>Rear Loaded Townhouse</u>
Front	Front	Front
20' to garage	5' to garage	0' to courtyard wall
15' to living	5' to living	5' to living
Side	Side	Side
5' interior	5'/0' interior	5'/0' interior
10' corner to street	10' corner to street	10' corner to street
Rear	Rear	Rear
10' to living	10' to living	5' to garage
3' to patio/cover		5' to living

All architectural intrusion setbacks will per Title 17.

Finally, the PUD will be utilized to allow to allow for a modified configuration of the open space. Title requires that a minimum of 75% of the required open space shall be suitable for active or recreational uses and contained in area. Because of the size of the development the programmed open space has been broken into two areas. The Main centralized area totaling 85,105 square feet will provide 55% of the active use open space with a second area totaling 23,658 square feet providing 15% of the required active open space. The balance of the active open space will be covered by the paseo which will offer a connected walking 7-foot wide sidewalk through the community. This area encompasses approximately 25,839 square feet or 17% of the required active open space. This will result in just over 87% of the open space being programmed for recreation and active uses.

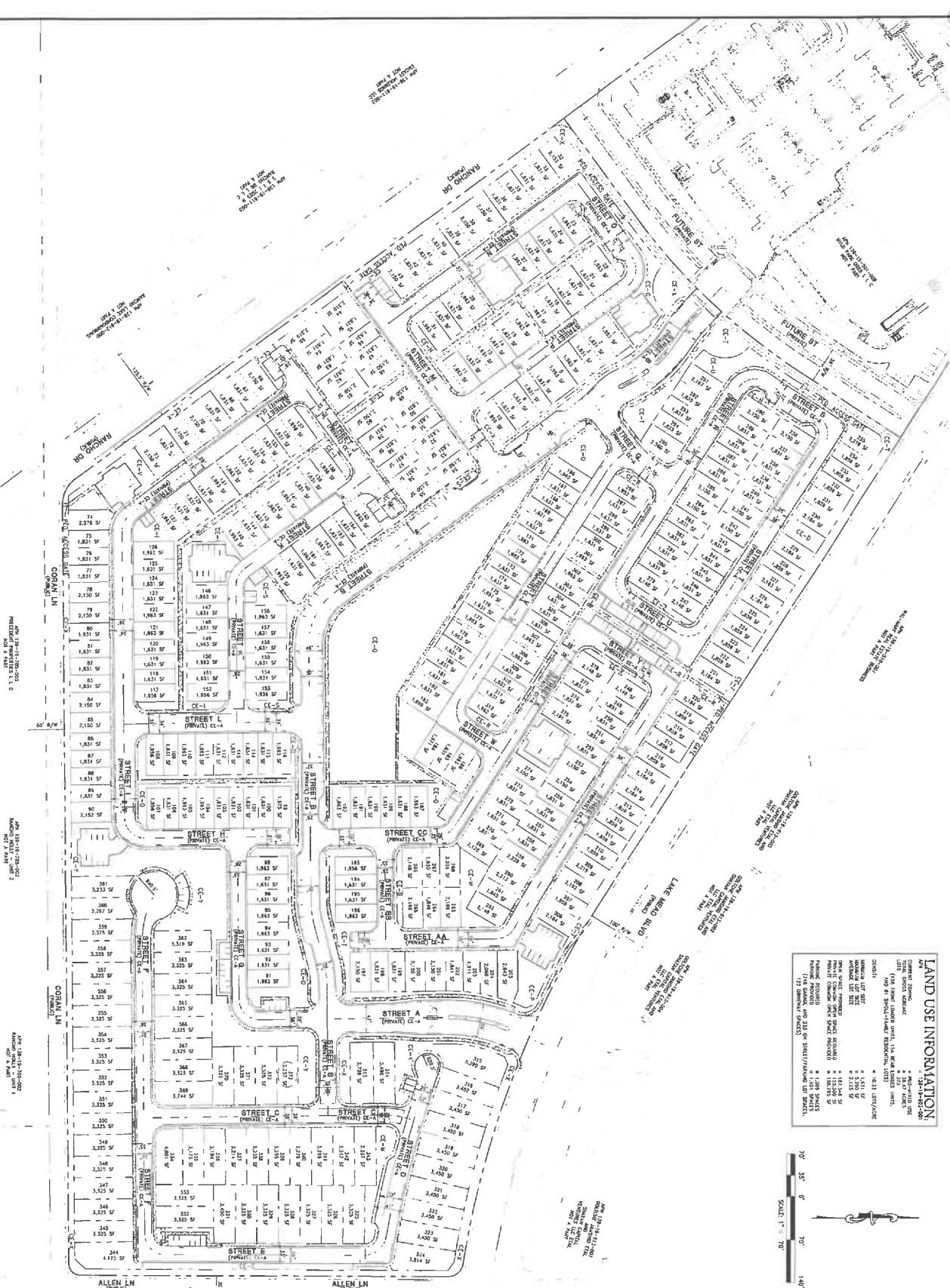
Should you have any questions or wish to further discuss this application please contact me at (702) 453-0800.

Sincerely,  
RCI Engineering



Chris Thompson, P.E.  
Principal





## LAND USE INFORMATION:

1. 100% AGRICULTURE  
2. 100% RESIDENTIAL

CURRENT ZONING: R-100  
TOTAL GROSS ACREAGE: 10.15  
LOTS (145 TOTAL, 100000 SQ. FT., 1.54 ACRES TOTAL)

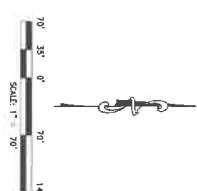
1. 100% SINGLE-FAMILY RESIDENTIAL (1073)  
2. 100% LOT/ACRE

UNIMPAVED LOT SIZE: 0.611 AC  
IMPAVED LOT SIZE: 0.785 AC  
IMPAVED LOT SIZE: 0.713 AC

OPEN SPACE: 0.000 AC  
IMPAVED OPEN SPACE: 0.000 AC  
PRIVATE ROADWAY: 0.000 AC  
PRIVATE DRIVEWAY: 0.000 AC

PAVING REQUIRED: 0.000 STABLES  
PAVING REQUIRED: 0.000 STABLES  
AND 23.8 ON STREET/PAVING LOT 2000 FT.

(12 DRIVEWAY PLOTS)



SHEET <b>SP-1</b> OF 1	 TENTATIVE MAP <b>LAKE MEAD AND RANCHO</b> <b>A SINGLE FAMILY RESIDENTIAL SUBDIVISION</b> <b>SITE PLAN</b> NORTH LAS VEGAS NEVADA	<p style="text-align: center;">APN 134-20-203-013 CLONER TRACT AND HAYDOURNECH JOHN &amp; ELEANOR FRS. NOT A PART</p> <p style="text-align: center;">APN 134-20-203-013 CLONER TRACT AND HAYDOURNECH JOHN &amp; ELEANOR FRS. NOT A PART</p>	<b>LENNAR<sup>®</sup></b> 2490 PASEO VERDE PARKWAY SUITE 120 HENDERSON, NV 89074 PHONE: (702) 736-9100 FAX: (702) 736-9200	 <b>RCI ENGINEERING</b> 500 SOUTH RANCHO DRIVE, SUITE 17, LAS VEGAS, NV 89106 MARK: 702.453.0000 FAX: 702.453.0001	DATE: March 28, 2024 HORZ. SCALE: 1" = 6' 0" VERT. SCALE: N/A DRAWN BY: <u>ESJ/JP</u> DESIGNED BY: <u>JC</u> CHECKED BY: <u>CL</u> APPROVED BY: _____ PROJECT # <u>5010.DM.A</u>





Real Property Management  
1180 Military Tribute Place  
Henderson, NV 89074

## School Development Tracking Form

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

Date Filed 02/14/2024 Application Number T-MAP-000002-2024 Entity NLV

Company Name Greystone Nevada, LLC

Contact Name Dave Cornoyer

Contact Mailing Address

City State Zip Code

Phone (702) 969-3785 Mobile Fax Email

Project Name Lake Mead & Rancho

Project Description Residential portion of Lake Mead & Rancho Mixed use Development  
425 lot residential subdivision  
36.47 gross acres

APN's 139-19-602-002

Student Yield	Elementary School	Middle School	High School
Single-Family Units (1) 425	x 0.142 = 61	x 0.080 = 34	x 0.130 = 56
Multi-Family Units (2)	x 0.124 = 0	x 0.061 = 0	x 0.080 = 0
Resort Condo Units (3)			
Total	61	34	56

(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
Detwiler, Ollie ES	1960 Ferrell Street	K-5	722	567	01/02/24
West Preparatory Academy at Chaparral	2050 W Sapphire Stone Ave	K-12	1594	1208	01/02/24
Western High School	4601 W Bonanza Rd.	K-12	2457	2655	01/02/24

\* CCSD Comments Western High School is over program capacity for the 2023-2024 school year.  
Western High School is 108.06% over program capacity.

☐ Approved ☐ Disapproved

**CITY OF NORTH LAS VEGAS PLANNING COMMISSION AND CITY  
COUNCIL RECOMMENDATIONS / COMMENTS**

**FROM: CLARK COUNTY DEPARTMENT OF AVIATION**

**APPLICATION: T-MAP-000002-2024**

**PROJECT: MULTI FAMILY, 425 UNITS**

**LOCATION: 139-19-602-002**

**MEETING DATE: MARCH 13, 2024, PLANNING COMMISSION, APRIL 3,  
2024, CITY COUNCIL**

**COMMENTS:**

The proposed development lies just outside the AE-60 (60-65 DNL) noise contour for North Las Vegas Airport (VGT), and is subject to significant aircraft noise and continuing over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade VGT to meet future air traffic demand, and nighttime operations may and will continue to occur at VGT.

Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at [landuse@lasairport.com](mailto:landuse@lasairport.com), is strongly encouraged. Additionally, the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998, and funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

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 MAP REDUCED FROM 11X17 ORIGINAL

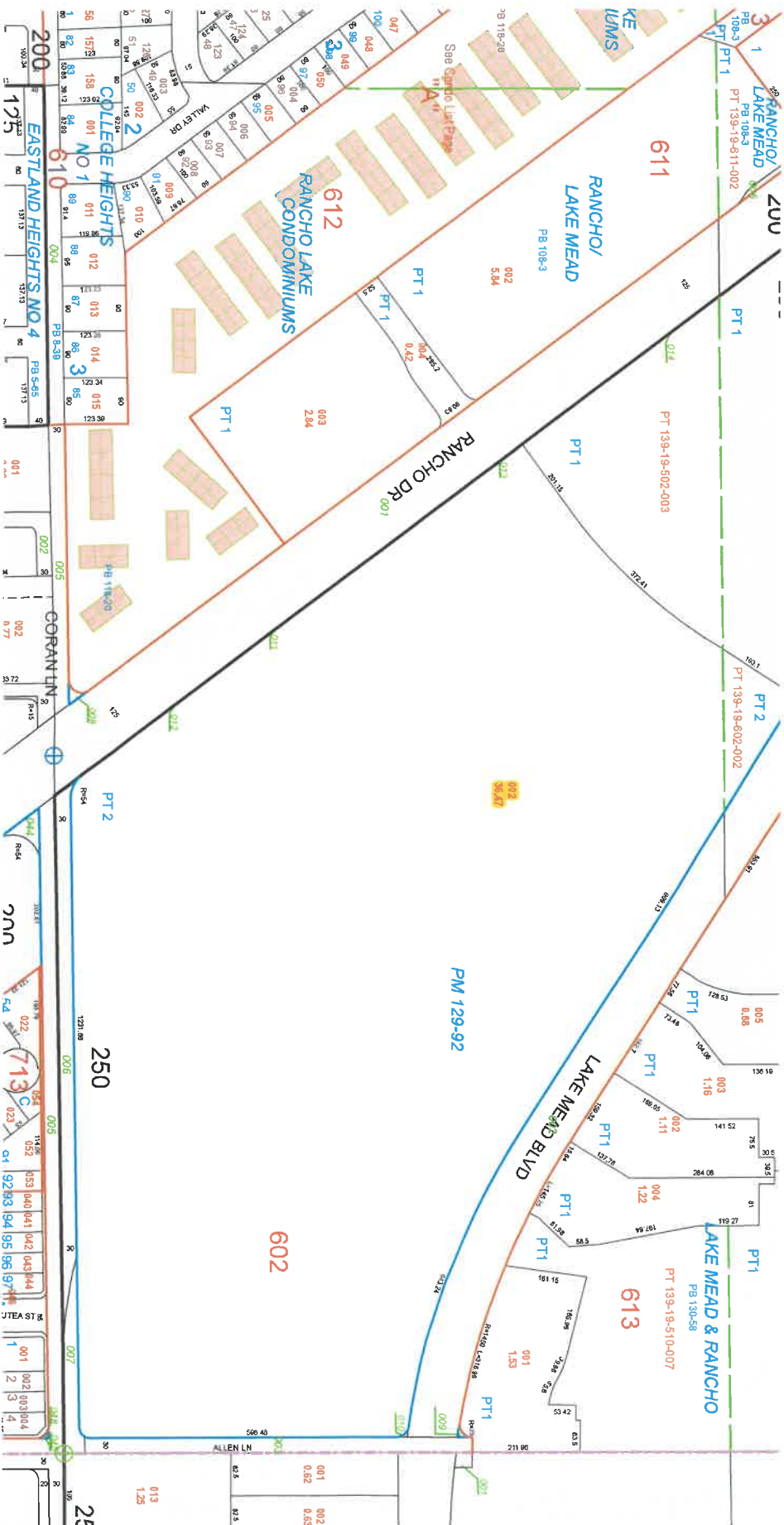
**Briana Johnson - Assessor**

[illegible]

BOOK	T20S R61E
26 125	124 123
37 138	139 140
54 163	162 161

6	8	10	11	12
7	9	10	11	12
18	17	10	15	13
19	20	21	22	23
20	29	28	27	26
31	32	33	34	35

MAP		S 2 NE 4	
8	4	8	
5	1	5	
6	2	6	
7	3	7	
8	4	8	
5	1	5	



TAX DIST 250,200

**NOTES**

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.



	PAGE/CLOT BOUNDARY		CONDOMINIUM UNIT	007	RACED PARCEL NUMBER
	SUB BOUNDARY		AIR SPACE POL.	101	RACED LOT NUMBER
	ROAD EASEMENT		RIGHT-OF-WAY POL.	100	ACREAGE
	MATCH/LEADER LINE		SUB-SURFACE POL.	202	PAGE/CLOT SUBSECT. NUMBER
	HISTORIC LOT LINE			PA 24-68	LAT/LONG RECORDING NUMBER
	HISTORIC PLALD BOUNDARY SECTION LINE			5	LOT NUMBER
				0-9	GOV. LOT NUMBER

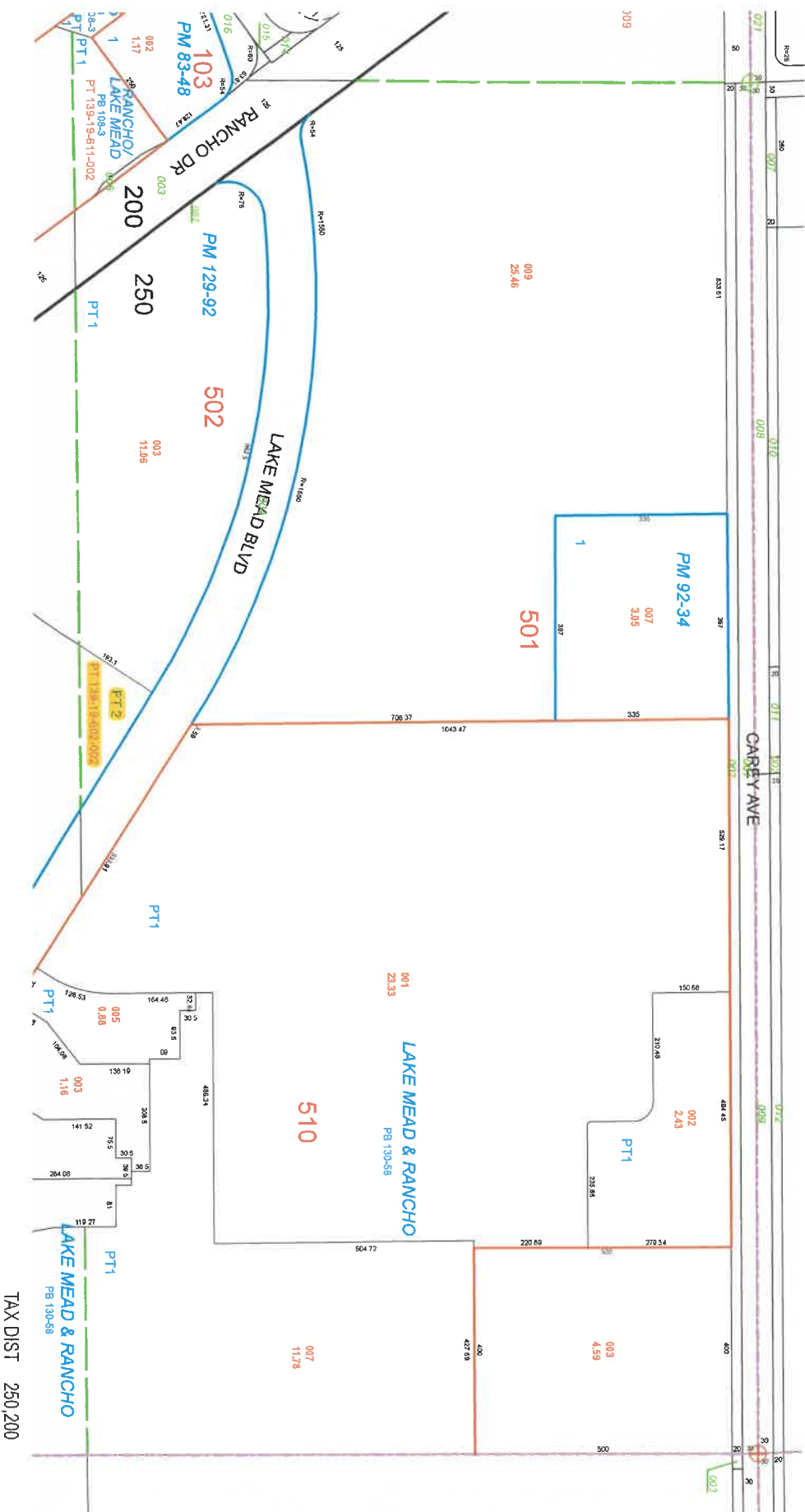
SEC

19

0	5	4	3	2	1
7	6	10	11	12	
18	17	16	15	14	13
19	20	21	22	23	24
20	29	28	27	26	25
21	32	31	30	29	28

Rev: 11/27/2023

MAP	N2NE4			
8	4		8	4
5	1		5	1
6	2		6	2
7	3		7	3
8	4		8	4
5	1		5	1

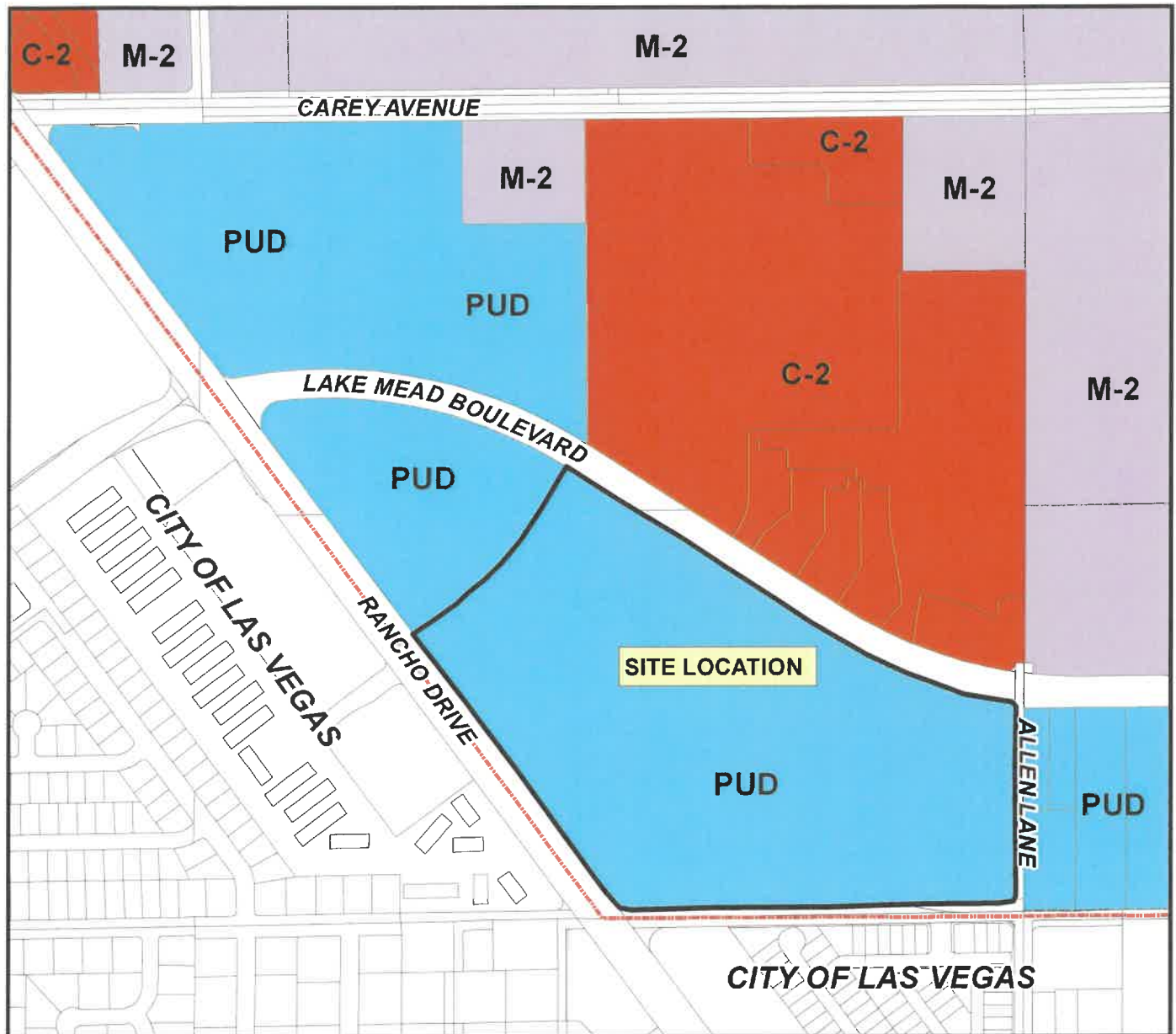


TAX DIST	250,200
----------	---------



# THE CITY OF NORTH LAS VEGAS

## Location & Zoning Map



0 150 300 600 900 1,200 1,500 1,800 2,100 2,400 2,700 3,000  
Feet

Applicant: Greystone Nevada, LLC  
Application: Tentative Map  
Request: To allow a 373-lot residential subdivision, on 36.47 acres  
Project Info: Southeast corners of Rancho Drive and Allen Lane  
Case Number: T-MAP-02-2024

03/06/2024

