

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: FDP-01-2024 **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*.

- 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=jllove@cityofnorthlasvegas.com, O=City
of North Las Vegas, OU=Development &
Flood Control, CN=Jimmy Love
Reason: I am the author of this document
Date: 2024.03.28 09:15:26-07'00'

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 Final Development Plan**

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

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, sitting 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



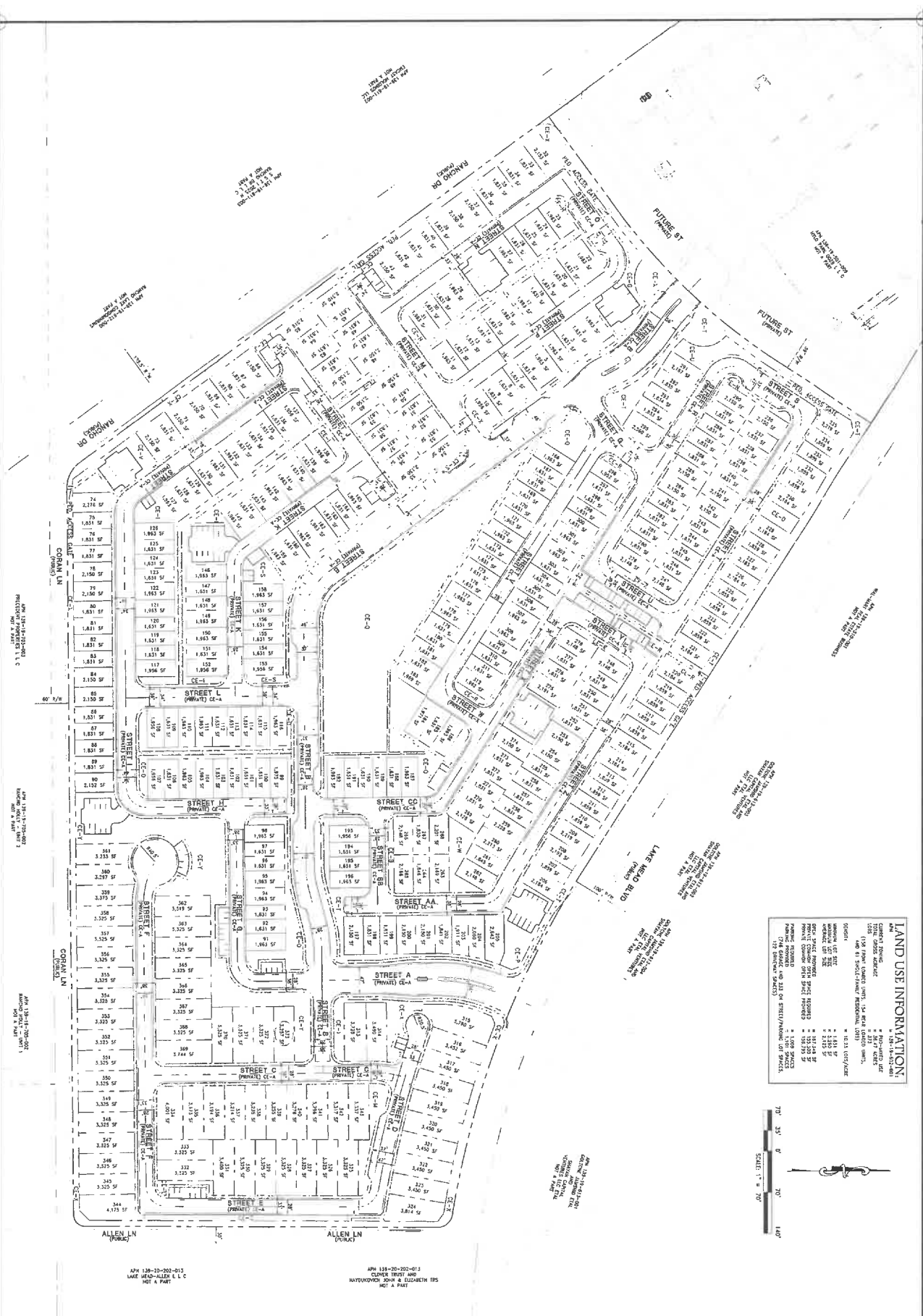
TENTATIVE MAP
LAKE MEAD AND RANCHO
SINGLE FAMILY RESIDENTIAL SUBDIVISION
SITE PLAN COLOR

LENNAR
2490 PASEO VERDE PARKWAY SUITE 120 HENDERSON, NV 89074
PHONE: (702) 736-9100 FAX: (702) 736-9200

RCI ENGINEERING
300 SOUTH RANCHO DRIVE, SUITE 17, LAS VEGAS, NV 89106
MAP: 702.453.0000 FAX: 702.453.0001

DATE: March 24, 2024
HORIZ. SCALE: 1" = 40'
VERT. SCALE: 1" = 10'
DRAWN BY: [Signature]
CHECKED BY: [Signature]
APPROVED BY: [Signature]
PROJECT # 2018.0058

SP-1
SHEET 1 OF 1
NORTH LAS VEGAS
RENVADA



LAND USE INFORMATION

Category	Area	Notes
Current Zoning	RS-1	Residential Single-Family
Future Zoning	RS-1	Residential Single-Family
Lot Area	1.00 to 1.50 Acres	Varies by lot
Lot Count	100	Total lots in subdivision
Lot Size	1.00 to 1.50 Acres	Varies by lot
Lot Shape	Varies	Varies by lot
Lot Orientation	Varies	Varies by lot
Lot Access	Varies	Varies by lot
Lot Frontage	Varies	Varies by lot
Lot Depth	Varies	Varies by lot
Lot Width	Varies	Varies by lot
Lot Height	Varies	Varies by lot
Lot Area	1.00 to 1.50 Acres	Varies by lot
Lot Count	100	Total lots in subdivision
Lot Size	1.00 to 1.50 Acres	Varies by lot
Lot Shape	Varies	Varies by lot
Lot Orientation	Varies	Varies by lot
Lot Access	Varies	Varies by lot
Lot Frontage	Varies	Varies by lot
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Lot Width	Varies	Varies by lot
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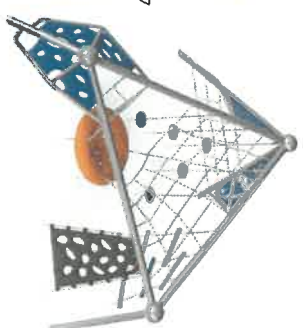


LEGEND

- ACTIVE TURF (30'x30' MINIMUM)
- CANVAS SHADE STRUCTURES
- PLAY STRUCTURES
- PICNIC TABLES
- TRASH RECEPTACLES
- PARK B:
- ADVENTURE TRAIL
- SEATING NODES
- DOGPODS
- PICNIC TABLES
- PARK C:
- ACTIVE TURF (30'x30' MINIMUM)
- SHADE STRUCTURE
- PICNIC TABLE
- TRASH RECEPTACLE

PLANT MATERIALS LEGEND

Item	Box (in.)
<ul style="list-style-type: none"> 1. Laurus nobilis 2. Bay Laurel 'Miroslav' 3. Winter Olive 4. Photinia x Nana 5. Photinia x Nana 6. Photinia x Nana 7. Photinia x Nana 8. Photinia x Nana 9. Photinia x Nana 10. Photinia x Nana 11. Photinia x Nana 12. Photinia x Nana 13. Photinia x Nana 14. Photinia x Nana 15. Photinia x Nana 16. Photinia x Nana 17. Photinia x Nana 18. Photinia x Nana 19. Photinia x Nana 20. Photinia x Nana 21. Photinia x Nana 22. Photinia x Nana 23. Photinia x Nana 24. Photinia x Nana 25. Photinia x Nana 26. Photinia x Nana 27. Photinia x Nana 28. Photinia x Nana 29. Photinia x Nana 30. Photinia x Nana 31. Photinia x Nana 32. Photinia x Nana 33. Photinia x Nana 34. Photinia x Nana 35. Photinia x Nana 36. Photinia x Nana 37. Photinia x Nana 38. Photinia x Nana 39. Photinia x Nana 40. Photinia x Nana 41. Photinia x Nana 42. Photinia x Nana 43. Photinia x Nana 44. Photinia x Nana 45. Photinia x Nana 46. Photinia x Nana 47. Photinia x Nana 48. Photinia x Nana 49. Photinia x Nana 50. Photinia x Nana 51. Photinia x Nana 52. Photinia x Nana 53. Photinia x Nana 54. Photinia x Nana 55. Photinia x Nana 56. Photinia x Nana 57. Photinia x Nana 58. Photinia x Nana 59. Photinia x Nana 60. Photinia x Nana 61. Photinia x Nana 62. Photinia x Nana 63. Photinia x Nana 64. Photinia x Nana 65. Photinia x Nana 66. Photinia x Nana 67. Photinia x Nana 68. Photinia x Nana 69. Photinia x Nana 70. Photinia x Nana 71. Photinia x Nana 72. Photinia x Nana 73. Photinia x Nana 74. Photinia x Nana 75. Photinia x Nana 76. Photinia x Nana 77. Photinia x Nana 78. Photinia x Nana 79. Photinia x Nana 80. Photinia x Nana 81. Photinia x Nana 82. Photinia x Nana 83. Photinia x Nana 84. Photinia x Nana 85. Photinia x Nana 86. Photinia x Nana 87. Photinia x Nana 88. Photinia x Nana 89. Photinia x Nana 90. Photinia x Nana 91. Photinia x Nana 92. Photinia x Nana 93. Photinia x Nana 94. Photinia x Nana 95. Photinia x Nana 96. Photinia x Nana 97. Photinia x Nana 98. Photinia x Nana 99. Photinia x Nana 100. Photinia x Nana 	24\"/>



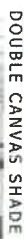
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	<i>Ber. laurifolia</i> Wilson ¹	27/73
	<i>Olea europaea</i> Wilson ²	27/73
	<i>Pistacia atlantica</i> Nordstr.	26/75
	<i>Elaeagnus argentea</i>	26/75
	<i>Rosa rugosa</i> Thunb.	26/75
	<i>Prunella spinosa</i>	27/73
	<i>Phoradendron villosum</i>	27/73
	<i>Thymus serpyllifolius</i>	27/73
	<i>Quercus agrifolia</i> Chamberl.	27/73
	<i>Rhus glabra</i> L.	26/75
	African Spruce	26/75

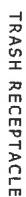
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NOTES:

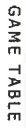
1. ALL TREES SHALL COMPLY WITH THE LATEST AMENDED EDITION OF THE PAZDANA NURSERY ASSOCIATION RECOMMENDED TREE SPECIFICATIONS.
2. IRRIGATION TO BE DESIGNED AS AN AUTOMATIC UNDERGROUND SYSTEM WITH A SMART CONTROLLER.
3. TREES AND SHRUBS SELECTED FROM SINA, REAL TREES PLANT LIST.
4. ALL TREES AND SHRUBS TO BE PLANTED A MINIMUM OF 5' FROM WALLS UNLESS OTHERWISE STATED IN SOIL REPORTS.



DOUBLE CANVAS SHADE



TRASH RECEPTACLE



GAME TABLE



BENCH



WIG BENCH



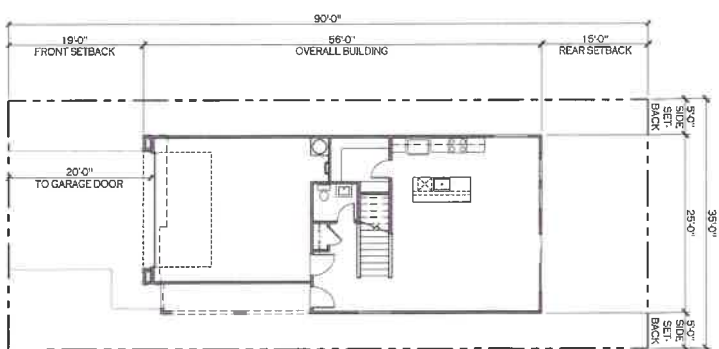
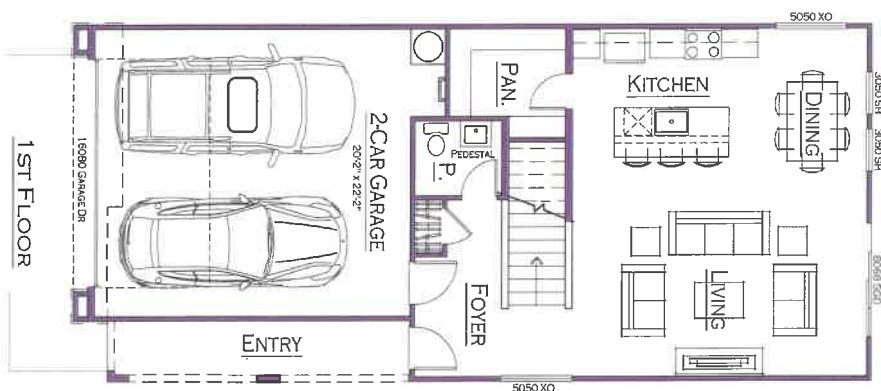
353



Revised: 03.2023

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This is a preliminary drawing. It is not to be used for construction without the written approval of P&A Home Inc.

1ST FLOOR - 793 SF
2ND FLOOR - 1,262 SF
TOTAL LIVABLE SF - 2,055
PLAN 2,055



FLOOR PLAN & PLOT PLAN

LAKE MEAD & RANCHO

LENNAR
The Home of Everything's Included.®

PLAN 2055
CLARK COUNTY, NEVADA

SCALE: 1/4"=1'-0" MARCH 14, 2024





ELEVATION 'A'



ELEVATION 'B'



ELEVATION 'C'



MARCH 12, 2024

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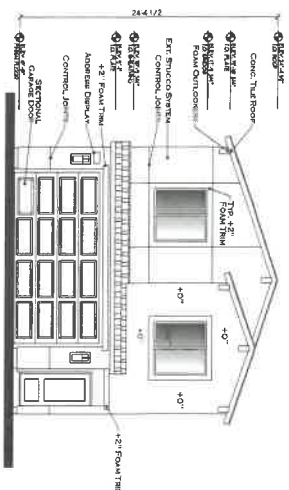
FRONT ELEVATIONS

LAKE MEAD & RANCHO
PLAN 2055 (35' X 95')

CLARK COUNTY, NEVADA

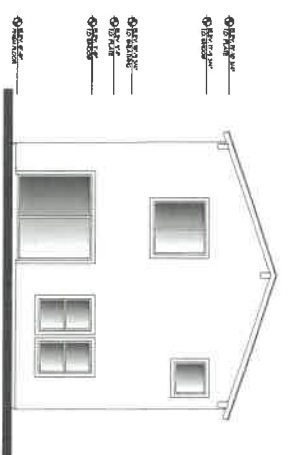
SCALE: 1/4" = 1'-0" NOVEMBER 29, 2023





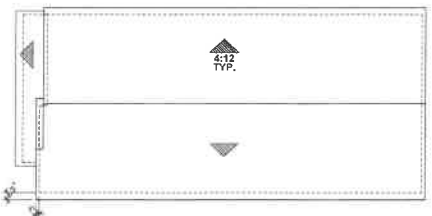
FRONT ELEVATION 'A'

SCALE 3/16"=1'-0"



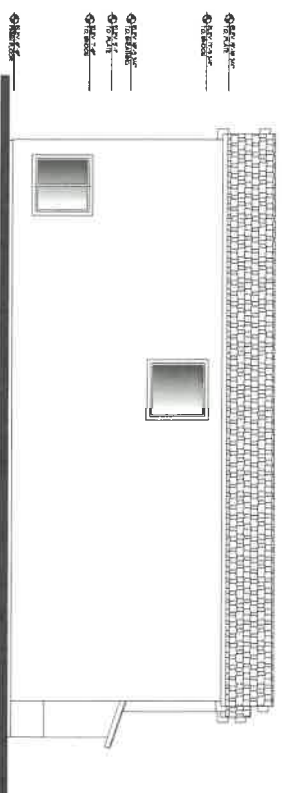
REAR ELEVATION 'A'

SCALE 3/16"=1'-0"



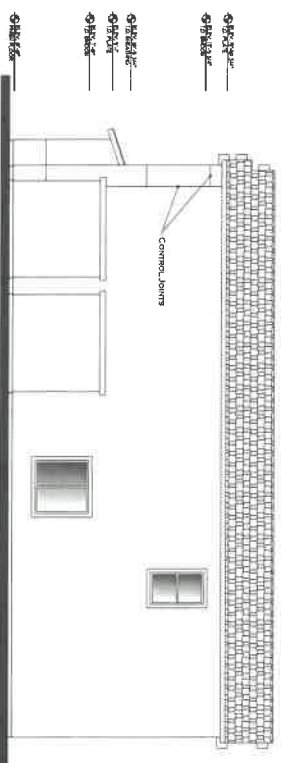
ROOF PLAN 'A'

SCALE 1/8"=1'-0"



LEFT ELEVATION 'A'

SCALE 3/16"=1'-0"



RIGHT ELEVATION 'A'

SCALE 3/16"=1'-0"



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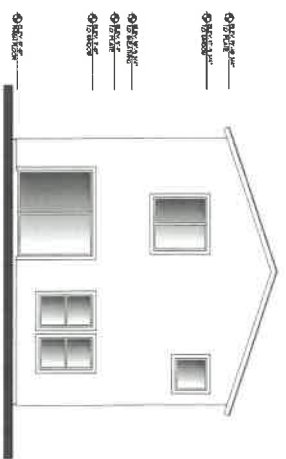
ELEVATION 'A'
LAKE MEAD & RANCHO
PLAN 2055 (35' X 95')
CLARK COUNTY, NEVADA

Perlman
ARCHITECTS

MARCH 14, 2024

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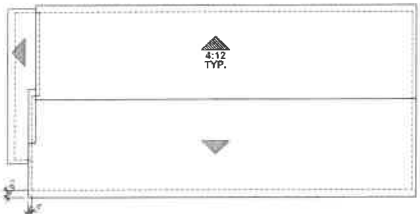


FRONT ELEVATION 'B'

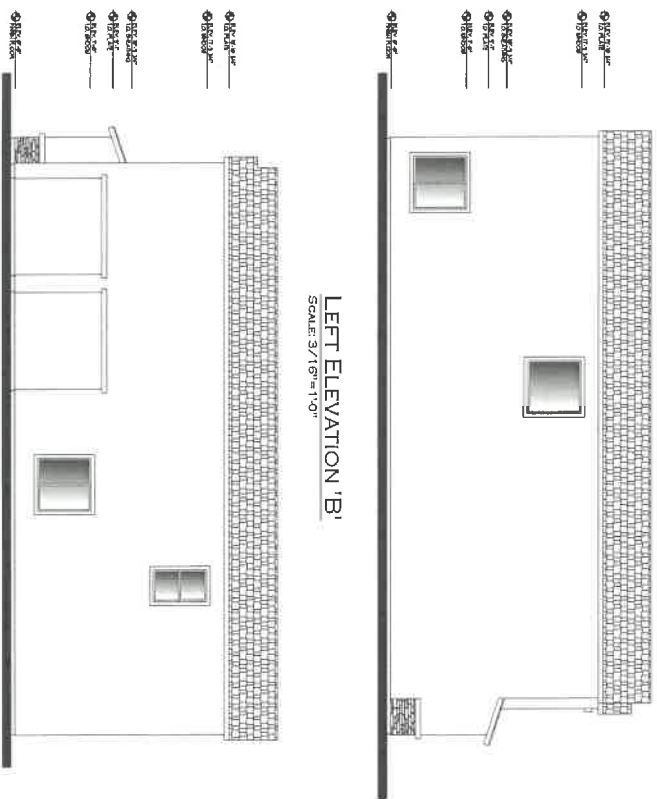
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REAR ELEVATION 'B'

SCALE: 3/16"=1'-0"



ROOF PLAN 'B'
SCALE: 1/8"=1'-0"



LEFT ELEVATION 'B'
SCALE: 3/16"=1'-0"

RIGHT ELEVATION 'B'

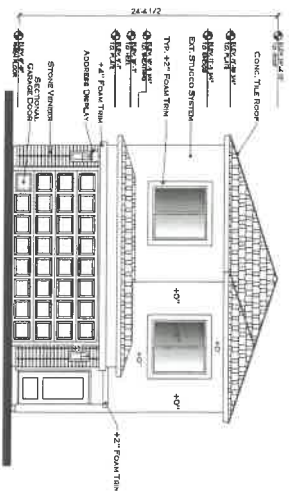
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MARCH 14, 2024

ELEVATION 'B'
LAKE MEAD & RANCHO
PLAN 2055 (35' X 95')
CLARK COUNTY, NEVADA

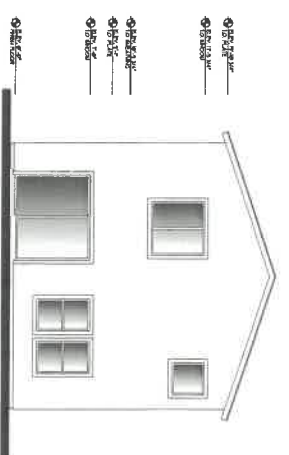
CLARK COUNTY, NEVADA

Perlman



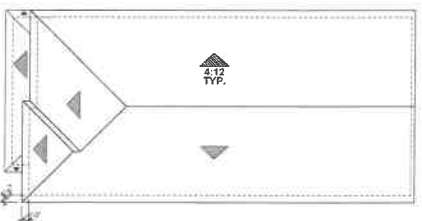
FRONT ELEVATION 'C'

SCALE 3/16"=1'-0"



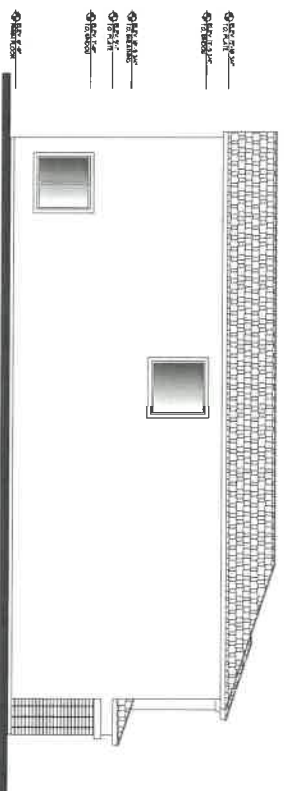
REAR ELEVATION 'C'

SCALE 3/16"=1'-0"



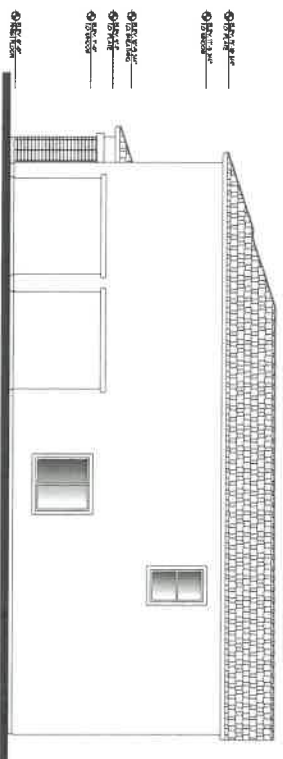
ROOF PLAN 'C'

SCALE 1/8"=1'-0"



LEFT ELEVATION 'C'

SCALE 3/16"=1'-0"



RIGHT ELEVATION 'C'

SCALE 3/16"=1'-0"



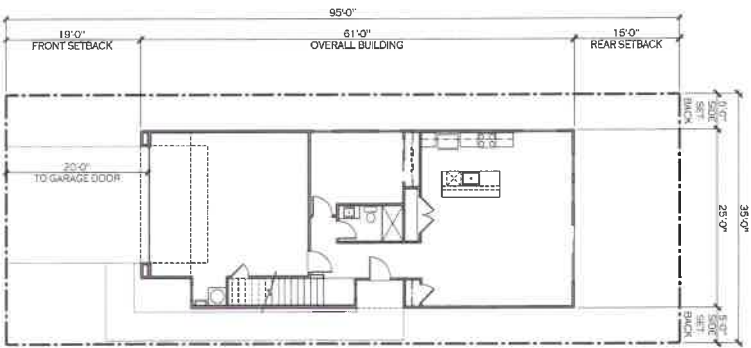
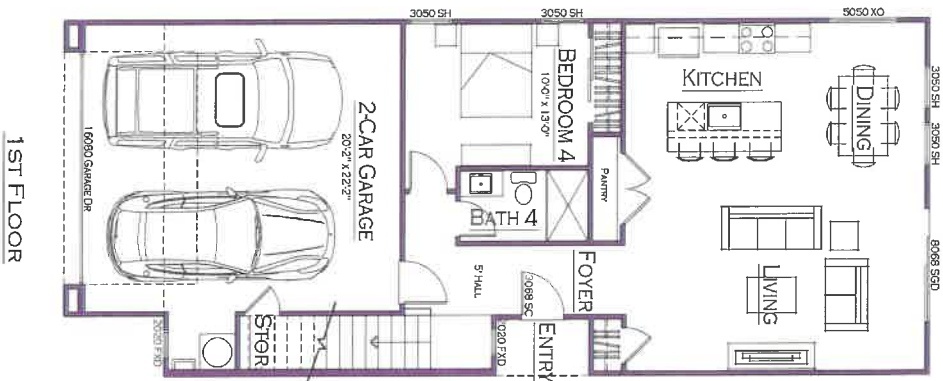


Revised: 03.2024

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1ST FLOOR - 963 SF
2ND FLOOR - 1,292 SF
TOTAL LIVABLE SF - 2,255
PLAN 2,255

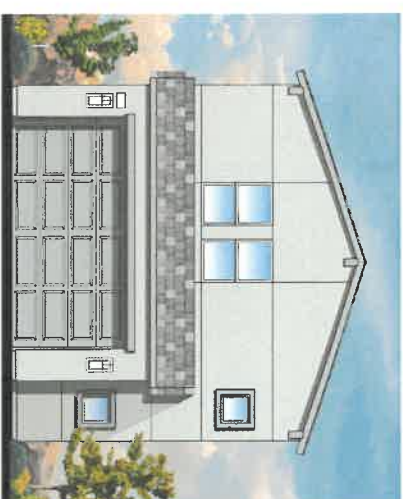


FLOOR PLAN & PLOT PLAN

LAKE MEAD & RANCHO
PLAN 2255 (35' X 95')
CLARK COUNTY, NEVADA

Perlman
ARCHITECTS

SCALE 1/8"=1'-0" MARCH 14, 2024



October 25, 2023

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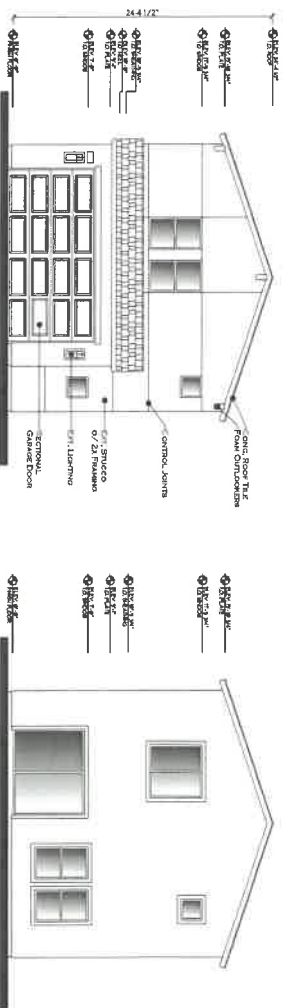
FRONT ELEVATIONS

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LAKE MEAD & RANCHO
PLAN 2255 (35' X 95')
CLARK COUNTY, NEVADA

SCALE: 1/4=1'0" MARCH 14, 2024

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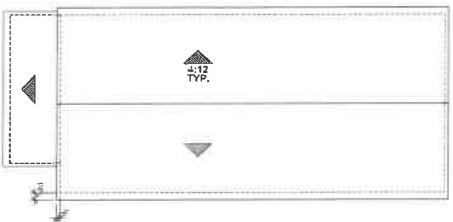


FRONT ELEVATION 'A'

SCALE 3/16"=1'-0"

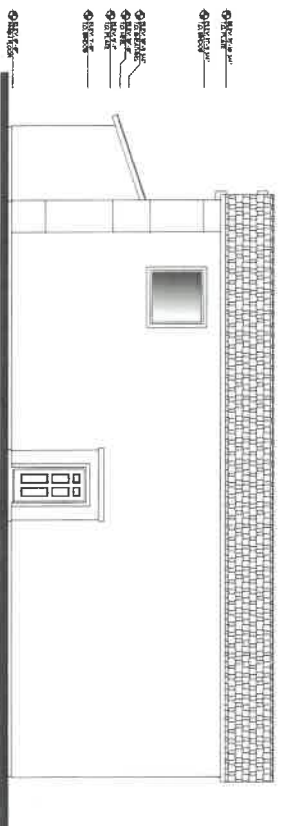
REAR ELEVATION 'A'

SCALE 3/16"=1'-0"



ROOF PLAN 'A'

SCALE 1/8"=1'-0"



LEFT ELEVATION 'A'

SCALE 3/16"=1'-0"

RIGHT ELEVATION 'A'

SCALE 3/16"=1'-0"



November 28, 2023

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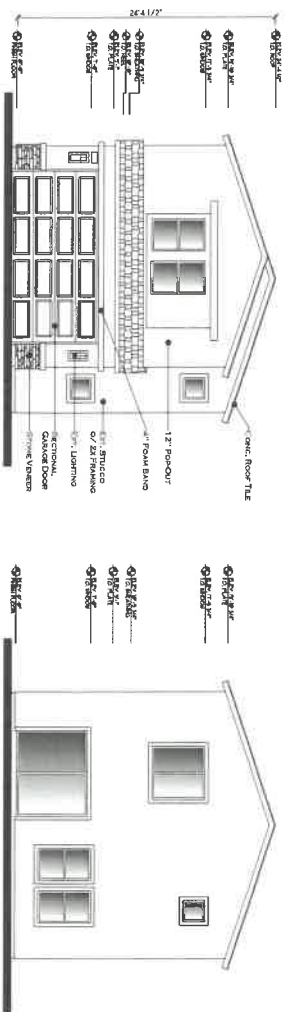
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LAKE MEAD & RANCHO
PLAN 2255 (35' X 95')
CLARK COUNTY, NEVADA

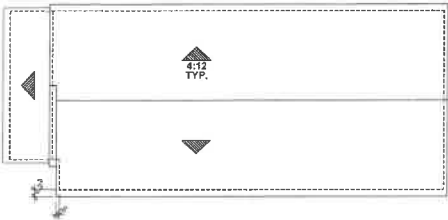
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MARCH 14, 2024

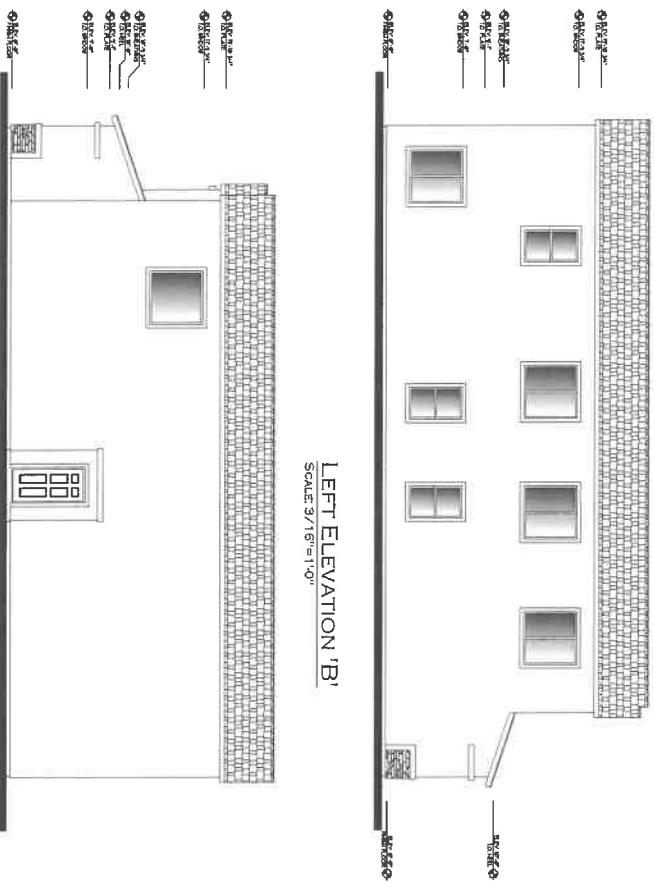


FRONT ELEVATION 'B'
SCALE 3/16"=1'-0"

REAR ELEVATION 'B'
SCALE 3/16"=1'-0"



ROOF PLAN 'B'
SCALE 1/8"=1'-0"



LEFT ELEVATION 'B'
SCALE 3/16"=1'-0"

RIGHT ELEVATION 'B'
SCALE 3/16"=1'-0"



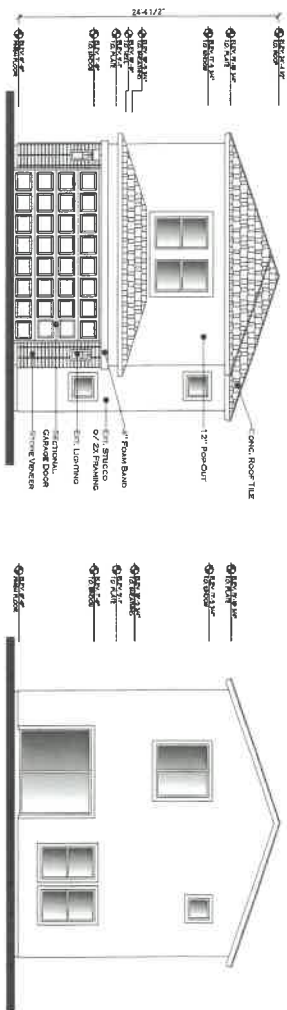
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LAKE MEAD & RANCHO
PLAN 2255 (35' X 95')
CLARK COUNTY, NEVADA

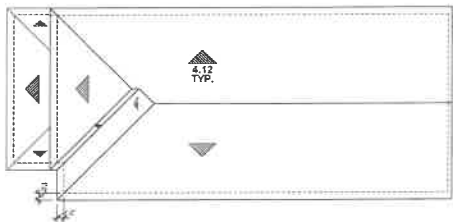


MARCH 14, 2024

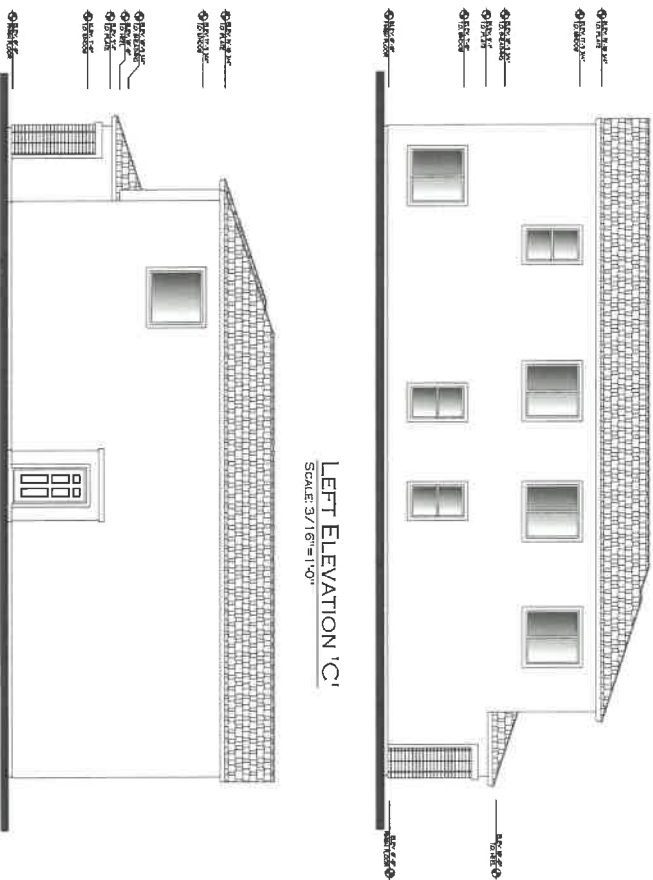


FRONT ELEVATION 'C'

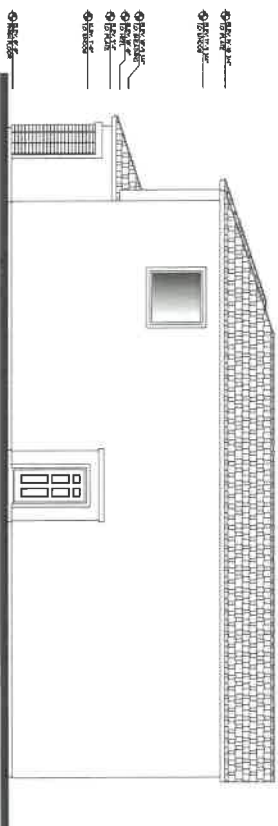
REAR ELEVATION 'C'



ROOF PLAN 'C'



LEFT ELEVATION 'C'



RIGHT ELEVATION 'C'

ELEVATION 'C'

LAKE MEAD & RANCHO
PLAN 2255 (35' X 95')
CLARK COUNTY, NEVADA

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November 29, 2023

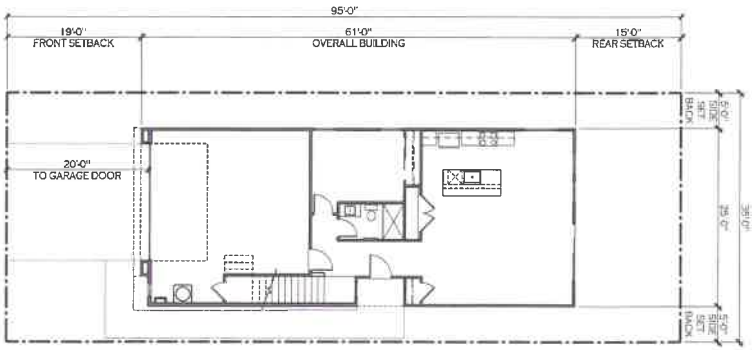
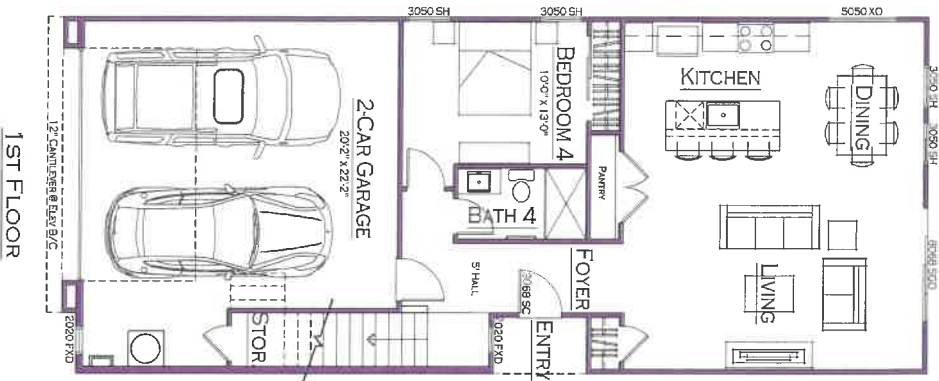


MATCH 14, 2024

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1ST FLOOR - 963 SF
2ND FLOOR - 1,442 SF
TOTAL LIVABLE SF - 2,405
PLAN 2,405



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FLOOR PLAN & PLOT PLAN
LAKE MEAD & RANCHO
PLAN 2405 (35' X 95')
CLARK COUNTY, NEVADA





ELEVATION 'B'



ELEVATION 'A'



ELEVATION 'C'

FRONT ELEVATIONS

LAKE MEAD & RANCHO
PLAN 2405 (35' X 95')
CLARK COUNTY, NEVADA



October 23, 2023

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SCALE: 1/4"=1'-0" MARCH 14, 2024

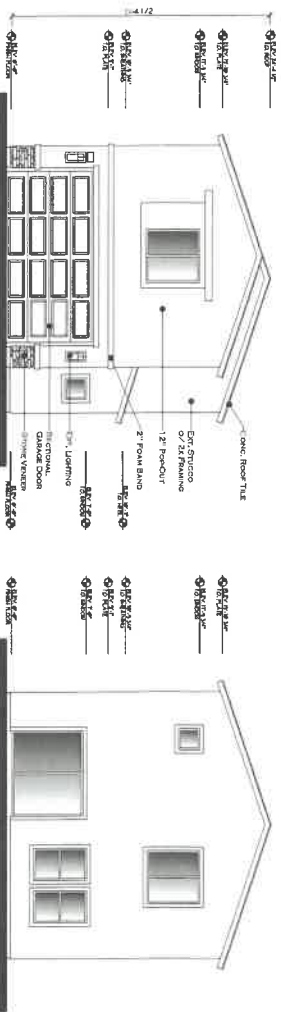
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MAR 14 2024



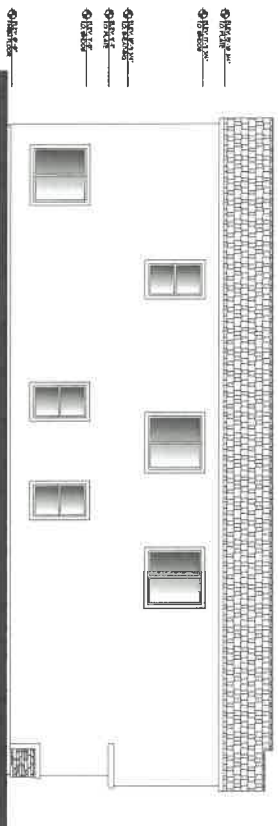


FRONT ELEVATION 'B'

SCALE: 3/16"=1'-0"

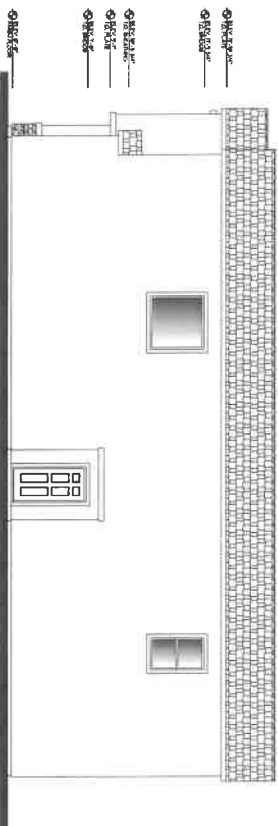
REAR ELEVATION 'B'

SCALE: 3/16"=1'-0"



LEFT ELEVATION 'B'

SCALE: 3/16"=1'-0"

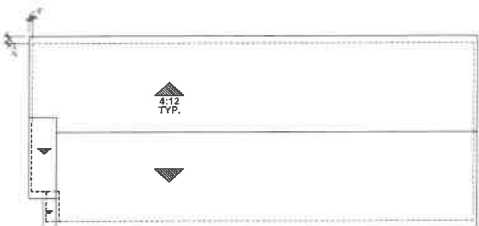


RIGHT ELEVATION 'B'

SCALE: 3/16"=1'-0"

ROOF PLAN 'B'

SCALE: 1/8"=1'-0"



November 29, 2023

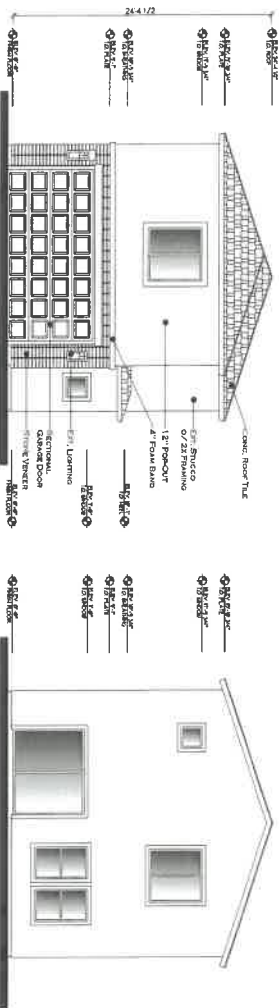
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LAKE MEAD & RANCHO
PLAN 2405 (35' X 95')
CLARK COUNTY, NEVADA

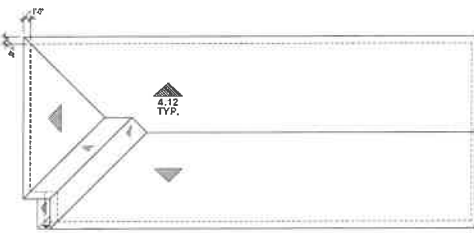
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MARCH 14, 2024



FRONT ELEVATION 'C'

REAR ELEVATION 'C'



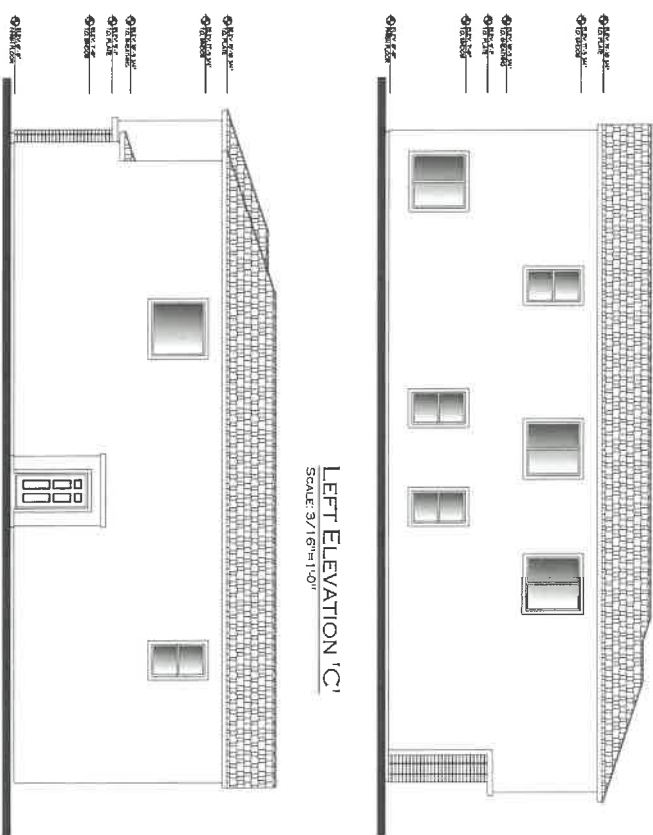
ROOF PLAN 'C'



November 28, 2023

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LEFT ELEVATION 'C'

RIGHT ELEVATION 'C'

ELEVATION 'C'
LAKE MEAD & RANCHO
PLAN 2405 (35' X 95')
CLARK COUNTY, NEVADA

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MARCH 14, 2024









ORDINANCE NO. 3184

AN ORDINANCE RELATED TO ZONING; RECLASSIFYING APPROXIMATELY 73.03 ACRES FROM C-2, GENERAL COMMERCIAL DISTRICT AND C-3, GENERAL SERVICE COMMERCIAL DISTRICT, TO A PUD, PLANNED UNIT DEVELOPMENT DISTRICT, (ZN-06-2023, RANCHO AND LAKE MEAD) FOR PROPERTY LOCATED NORTHEAST AND SOUTHEAST CORNERS OF RANCHO DRIVE AND LAKE MEAD BOULEVARD AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

WHEREAS, the rezoning is consistent with the Comprehensive Plan; and

WHEREAS, the Council determines that the amendment will not adversely affect the health and general welfare; and,

WHEREAS, according to Paragraph B of Section 70 of Chapter 12 of Title 17 of the North Las Vegas Municipal Code, the City Council may, by ordinance, reclassify property.

NOW THEREFORE, the City Council of the City of North Las Vegas does ordain:

SECTION 1: In accordance with the provisions of Ordinance No. 3184, the following described parcel of land shall be reclassified as follows:

The PUD, Planned Unit Development District (ZN-06-2023, Rancho and Lake Mead),

THE FOLLOWING PROPERTY DESCRIBED TO WIT:

LEGAL DESCRIPTION

Assessor's Parcel Numbers: 139-19-501-009, 139-19-502-001 and 139-19-602-001

THAT PARCEL OF LAND BEING A PORTION OF THE NORTHWEST QUARTER (NW ¼) AND OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 19, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF NORTH LAS VEGAS, CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST (NW) CORNER OF THE NORTHEAST QUARTER (NE ¼) OF SAID SECTION 19; THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER (NE ¼) OF SAID SECTION 19, NORTH 89°32'59" EAST 835.29 FEET SAME LINE BEING THE CENTER LINE OF CAREY AVENUE; THENCE DEPARTING SAID CENTER LINE SOUTH 00°27'01" EAST 50.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF CAREY AVENUE, SAME BEING THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00°27'01" EAST 335.00 FEET ALONG THE WEST PROPERTY LINE OF PARCEL ONE (1) OF THE PARCEL MAP IN FILE 92, PAGE 34 OF CLARK COUNTY OFFICIAL RECORDS; THENCE NORTH 89°32'59" EAST 397.00 FEET ALONG THE SOUTH PROPERTY LINE OF PARCEL ONE (1) OF SAID PARCEL MAP RECORDED IN FILE 92, PAGE 34 OF CLARK COUNTY OFFICIAL RECORDS; THENCE SOUTH 00°27'01" EAST 708.37 FEET ALONG THE WEST PROPERTY LINE OF PARCEL TWO (2) OF PARCEL MAP IN FILE 92, PAGE 34 OF CLARK COUNTY OFFICIAL RECORDS TO A POINT ON THE NORTH RIGHT OF WAY OF LAKE MEAD

Ordinance No. 3184

BOULEVARD, SAME POINT BEING ON A NON TANGENT CURVE WHERE THE RADIUS POINT BEARS SOUTH 32°26'24" WEST, HAVING A 1550.00 FEET RADIUS, CONCAVE TO THE SOUTH; THENCE CURVING TO THE LEFT ALONG SAID CURVE AN ARC LENGTH OF 1179.13 FEET THROUGH A CENTRAL ANGLE OF 43°35'12" TO A POINT OF REVERSE CURVATURE WHERE THE RADIUS POINT BEARS NORTH 11°08'48" WEST, HAVING A RADIUS OF 54.00 FEET, CONCAVE TO THE NORTH; THENCE CURVING TO THE RIGHT ALONG SAID CURVE, AN ARC LENGTH OF 60.73 FEET THROUGH A CENTRAL ANGLE OF 64°26'23" TO A POINT ON THE EAST RIGHT OF WAY LINE OF RANCHO DRIVE; THENCE ALONG SAID EAST RIGHT OF WAY NORTH 36°42'25" WEST 885.37 FEET TO A POINT OF TANGENCY OF A 54.00 FEET RADIUS, CONCAVE TO THE EAST; THENCE CURVING RIGHT ALONG SAID CURVE AN ARC LENGTH OF 118.89 FEET THROUGH A CENTRAL ANGLE OF 126°08'36" TO A POINT ON THE SOUTH RIGHT OF WAY OF CAREY AVENUE; THENCE ALONG SAID RIGHT OF WAY NORTH 89°26'11" EAST 432.51 FEET; THENCE NORTH 89°32'59" EAST 833.61 FEET TO THE POINT OF BEGINNING.

(THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION PREVIOUSLY APPEARED IN THAT CERTAIN DEED RECORDED JUNE 17, 2011, AS DOCUMENT NO. 20110617-0002592, OF OFFICIAL RECORDS.)

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF NORTH LAS VEGAS BY GRANT DEED RECORDED FEBRUARY 26, 2004 IN BOOK 20040226 AS DOCUMENT NO. 01463 OF OFFICIAL RECORDS.

AND

LOT TWO (2) AS SHOWN IN FILE 66 OF PARCEL MAPS, PAGE 11, RECORDED AUGUST 28, 1990 IN BOOK 900828 AS INSTRUMENT NO. 00879, OFFICIAL RECORDS;

TOGETHER WITH THAT PORTION OF CORAN LANE (FORMERLY KNOWN AS EAST LAKE MEAD BOULEVARD) AS DESCRIBED IN ORDER OF VACATION DATED DECEMBER 15, 1999 BY THE CITY COUNCIL OF THE CITY OF NORTH LAS VEGAS, RECORDED FEBRUARY 7, 2000 IN BOOK 20000207 AS INSTRUMENT NO. 00411, OFFICIAL RECORDS, WHICH WOULD PASS BY OPERATION OF LAW.

EXCEPTING THEREFROM THAT PORTION OF SAID LOT TWO (2) LYING NORTHERLY OF THE SOUTHERLY RIGHT OF WAY LINE OF LAKE MEAD BOULEVARD (100 FEET WIDE) REALIGNMENT AND ANY PORTION OF SAID LAND LYING WITHIN ANY PUBLIC ROADS AS CONVEYED IN THAT GRANT DEED RECORDED JANUARY 25, 1991 IN BOOK 910125 AS INSTRUMENT NO. 00903, OFFICIAL RECORDS.

FURTHER EXCEPTING THEREFROM THAT PORTION DEEDED TO THE CITY OF NORTH LAS VEGAS BY DEEDS RECORDED MAY 10, 2000 IN BOOK 20000510 AS INSTRUMENT NOS 01793 AND 01794 AND THEREAFTER RE-RECORDED SEPTEMBER 10, 2007 IN BOOK 20070910 AS INSTRUMENT NOS. 01050 AND 01051, OFFICIAL RECORDS.

FURTHER EXCEPTING THEREFROM THAT PORTION AS DEDICATED FOR RIGHT OF WAY TO THE CITY OF NORTH LAS VEGAS BY QUITCLAIM DEED RECORDED NOVEMBER 8, 2007 IN BOOK 20071108 AS INSTRUMENT NO. 01378, OFFICIAL RECORDS.

Ordinance No. 3184

FURTHER EXCEPTING THEREFROM THAT PORTION AS DEDICATED FOR RIGHT OF WAY TO THE CITY OF NORTH LAS VEGAS BY QUITCLAIM DEED RECORDED NOVEMBER 8, 2007 IN BOOK 20071108 AS INSTRUMENT NO. 01379, OFFICIAL RECORDS.

SECTION 2: The Planned Unit Development District (PUD) herein is subject to the development standards and requirements of the North Las Vegas Municipal Code as well as the following conditions of approval:

Planning and Zoning:

1. Unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. A Final Development Plan for each phase of development is required and shall be approved by the Planning Commission.
3. Prior to submitting the first Final Development Plan, the applicant shall provide an updated Preliminary Development Plan that identifies the Pedestrian Priority Areas and pedestrian connectivity for Sites A & B and Sites C & D for administrative review and approval.
4. The architectural theme for the entire commercial portion of the site will be established with the first phase of commercial development. Consequently, the associated Final Development Plan shall include all of the necessary details for that review.
5. For the commercial/mixed-use areas of the development (Sites A, B, and C) the C-2, General Commercial District for permitted, conditional, and special uses shall apply with the following uses identified as principally permitted:
 - Three (3) Beer-Wine-Spirit Based Products "On Sale" liquor licenses
 - Three (3) Full "On Sale" liquor licenses
 - One (1) Restricted Gaming "On Sale" liquor license
 - Tourism: One (1) Hotel or Motel
 - Indoor Recreation and Entertainment:
 - One (1) Ice Skating Facility (containing two Ice Skating Rinks)
 - One (1) Indoor Recreation Center
 - Outdoor Recreation and Entertainment:
 - One (1) Outdoor Recreational Use Facility that may include Retail Sales Establishments
 - One (1) Convenience Food Store (with or without gas pumps)
 - One (1) Vehicle Washing Establishment
 - One (1) Child Care Center
 - Public Institutions: One (1) Vocational School
6. For the residential component(s) within the commercial/mixed-use areas of the development (Sites A, B, and C) R-3, Multi-Family Residential District standards shall apply. Multi-family open space shall be provided in accordance with *City of North Las Vegas Municipal Code* section 17.24.020.C.2.c.

7. The total number of residential dwelling units shall not exceed 665.
8. Appropriate mapping is required to complete this project. All mapping shall be in compliance with NRS Chapter 278, the *City of North Las Vegas Municipal Code*, and associated master plans in effect at the time of map approval.
9. The applicant shall coordinate with the Clark County Department of Aviation and is subject to *City of North Las Vegas Municipal Code* section 17.16.050.K. *Airport Protection Height Limits*.

Public Works:

10. 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.
11. Approval of a drainage study is required prior to submittal of the civil improvement plans.
12. 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.
13. 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.
14. 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.
15. The public street geometrics, width of over-pave and thickness of the pavement sections will be determined by the Department of Public Works.
16. The property owner is required to grant a roadway easement for commercial driveway(s) and where public and private streets intersect.

17. The property owner is required to grant a sidewalk 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.
18. A revocable encroachment permit for landscaping within the public right-of-way is required, if applicable.
19. 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.

For Residential only:

20. Proposed residential driveway slopes shall not exceed twelve percent (12%).
21. All residential driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 222.
22. All common elements shall be labeled and are to be maintained by the Home Owners Association.
23. This development must comply with the City of North Las Vegas *Private Streets Policy for Residential Development*, 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.

SECTION 3: NON-INFRINGEMENT OF RIGHTS. The City Council of the City of North Las Vegas has been informed by the City Attorney as to the constitutionality of this ordinance and based upon such information we are adopting this ordinance in good faith with a reasonable belief that the actions taken by the City of North Las Vegas are not in violation of any rights, privileges, or immunities secured by the laws providing for equal rights of citizens or persons.

SECTION 4: SEVERABILITY. If any section, paragraph, clause or provision of this Ordinance shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall in no way affect the validity and enforceability of the remaining provisions of this Ordinance.

SECTION 5: EFFECTIVE DATE. This Ordinance shall become effective after its passage by the City Council of the City of North Las Vegas and, after such passage by the City Council, publication once by title in a newspaper qualified pursuant to the provisions of Chapter 238 of NRS, as amended from time to time.

SECTION 6: PUBLICATION. The City Clerk shall cause this Ordinance, immediately
Ordinance No. 3184

following its adoption, to be published once by title, together with the names of the Council Members voting for or against passage, in a newspaper qualified pursuant to the provisions of Chapter 238 of NRS, as amended from time to time.

PASSED AND ADOPTED THIS 16 day of August, 2023.

AYES: Mayor Goynes-Brown, Mayor Pro Tempore Black, Council members Barron, Cherchio and Garcia-Anderson

NAYS: None

ABSENT: None

APPROVED:



PAMELA A. GOYNES-BROWN, MAYOR

ATTEST:



JACKIE RODGERS
CITY CLERK



SITE PLAN CONCEPT



SCALE: 1"=20'
05.27.2023
22379

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

FROM: **CLARK COUNTY DEPARTMENT OF AVIATION**

APPLICATION: **FDP-000001-2024**

PROJECT: **MULTI FAMILY, 425 UNITS**

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

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

COMMENTS:

Federal Aviation Regulations (14 CFR, Part 77) and North Las Vegas Code (Section 17.16.050.K) requires that the Federal Aviation Administration (FAA) be notified before the construction or alteration of any building or structure that will exceed a slope of 100:1 for a distance of 20,000 feet from the nearest point of any airport runway or for any structure greater than 200 feet in height. Such notification allows the FAA to determine what impact, if any, the proposed development will have upon aircraft operations, and allow the FAA to determine whether the development should be obstruction marked or lighted.

The proposed development would exceed the 100:1 notification requirement or is greater than 200 feet in height.

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 required to file FAA form 7460-1, “Notice of Proposed Construction or Alteration” with the FAA,**
- Applicant is advised that FAA’s airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments. Applicant is advised that the FAA’s airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.
- No building permits should be issued until applicant provides evidence that a “Determination of No Hazard to Air Navigation” has been issued by the FAA.
- No structure greater than 35’ in height shall be permitted to be erected or altered that

would constitute a hazard to air navigation, or would result in an increase to minimum flight altitudes during any phase of flight, or would otherwise be determined to pose a significant adverse impact on airport or aircraft operations.

- Per ZN-000006-2023 and AMP-000005-2023, due to close proximity to airport runways (VGT) and associated aircraft overflights, applicant must submit a plan to the Clark County Department of Aviation (DOA) addressing lighting, glare, graphics, etc. Before building permits can be issued, applicant must receive written approval of said plan from the DOA Airspace Manager, 702-261-5789, which may include its own conditions for approval. This condition would apply to all associated design reviews, final development plans, site plan reviews, etc.
- 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, 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.

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.

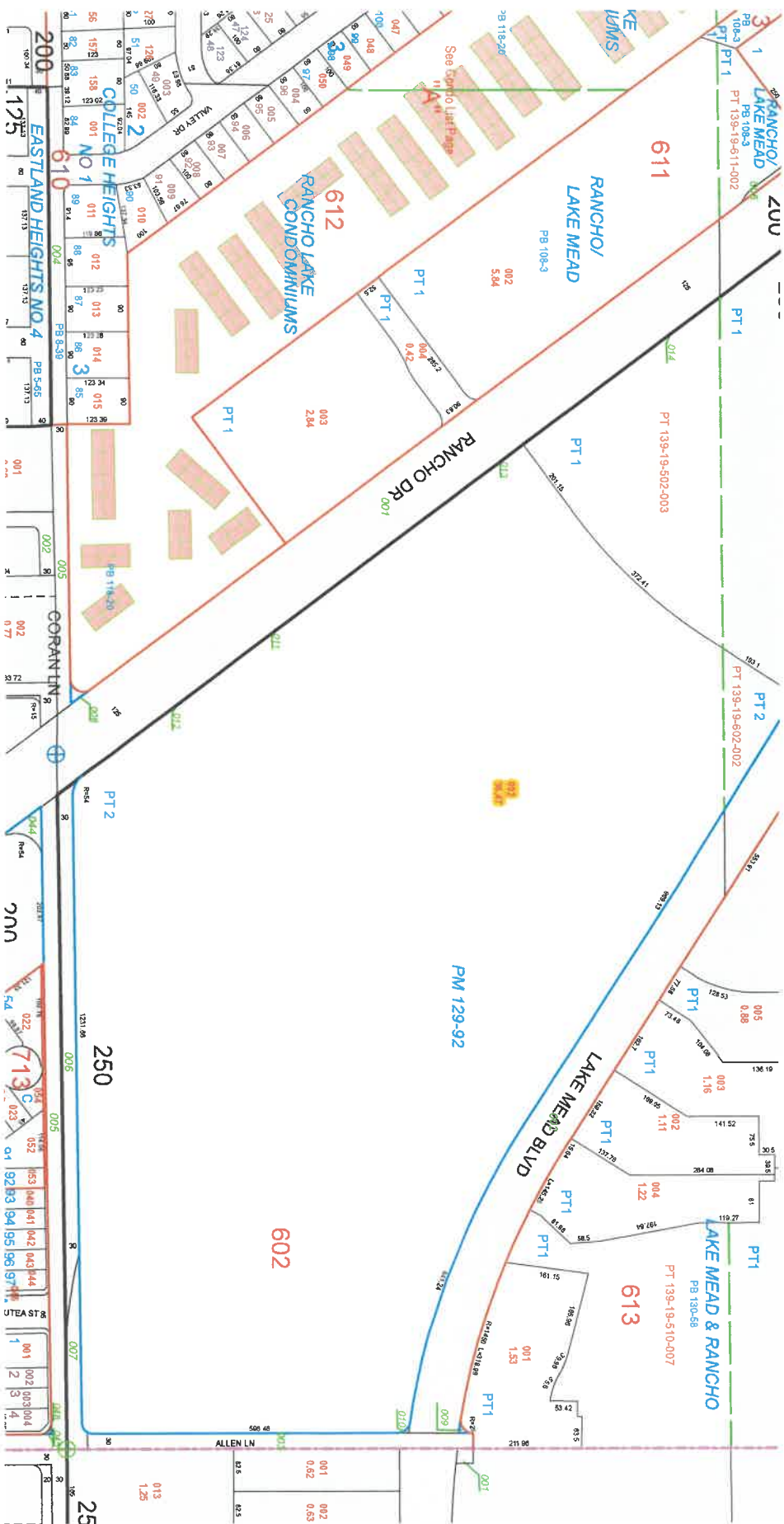


Briana Johnson - Assessor

T	001	ROAD PARCEL NUMBER
	001	PARCEL NUMBER
	1.00	ACREAGE
	202	PARCEL SUB/SEQ NUMBER
P8 24-45		PLAT RECORDING NUMBER
	5	BLOCK NUMBER
	5	LOT NUMBER
G-5		GOV. LOT NUMBER

6	6	4	2	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

MAP		S 2 NE 4	
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

T20S R61E
BOOK

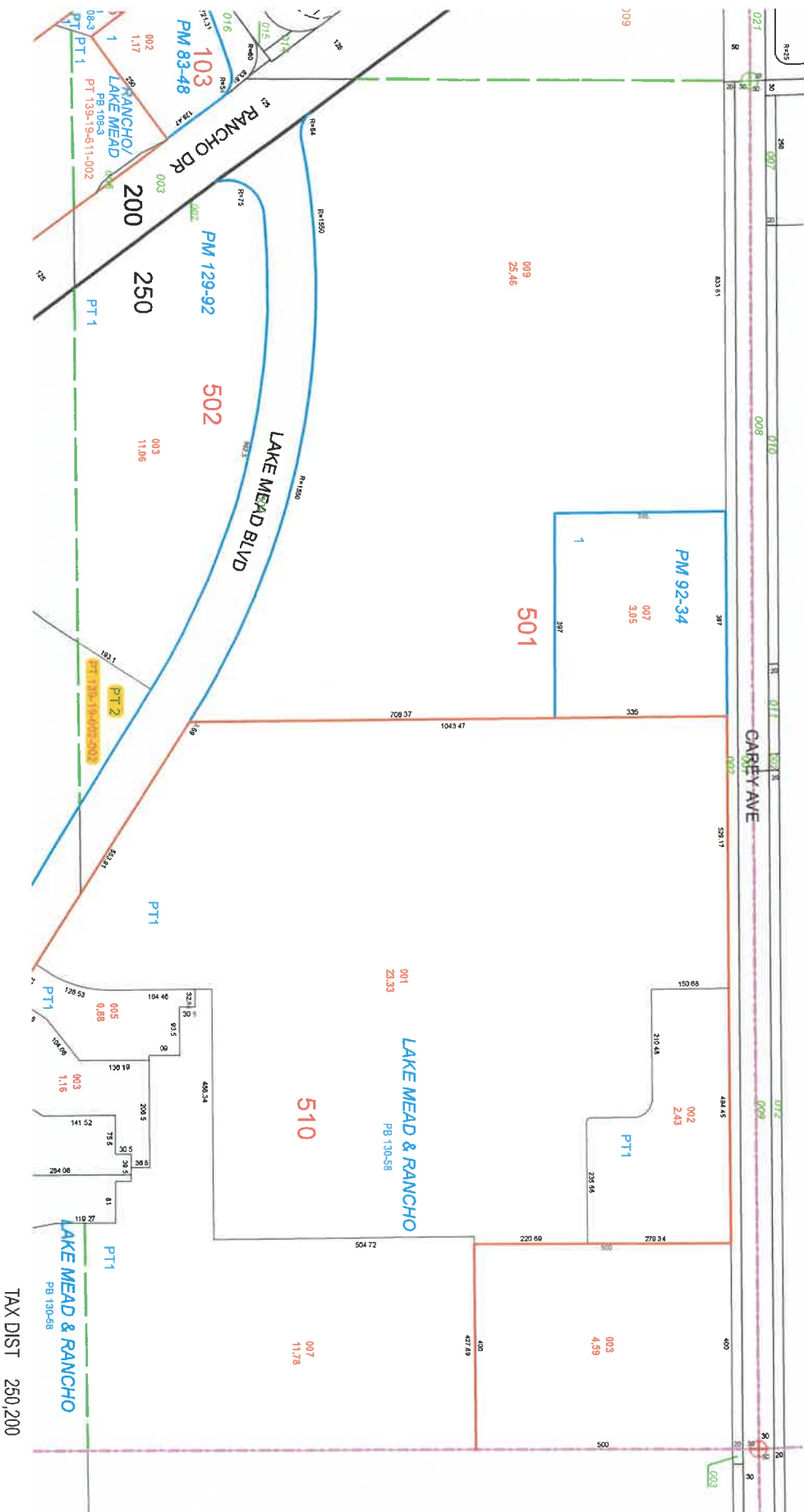
N2NE4

139-19-5

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

Scale: 1" = 200'

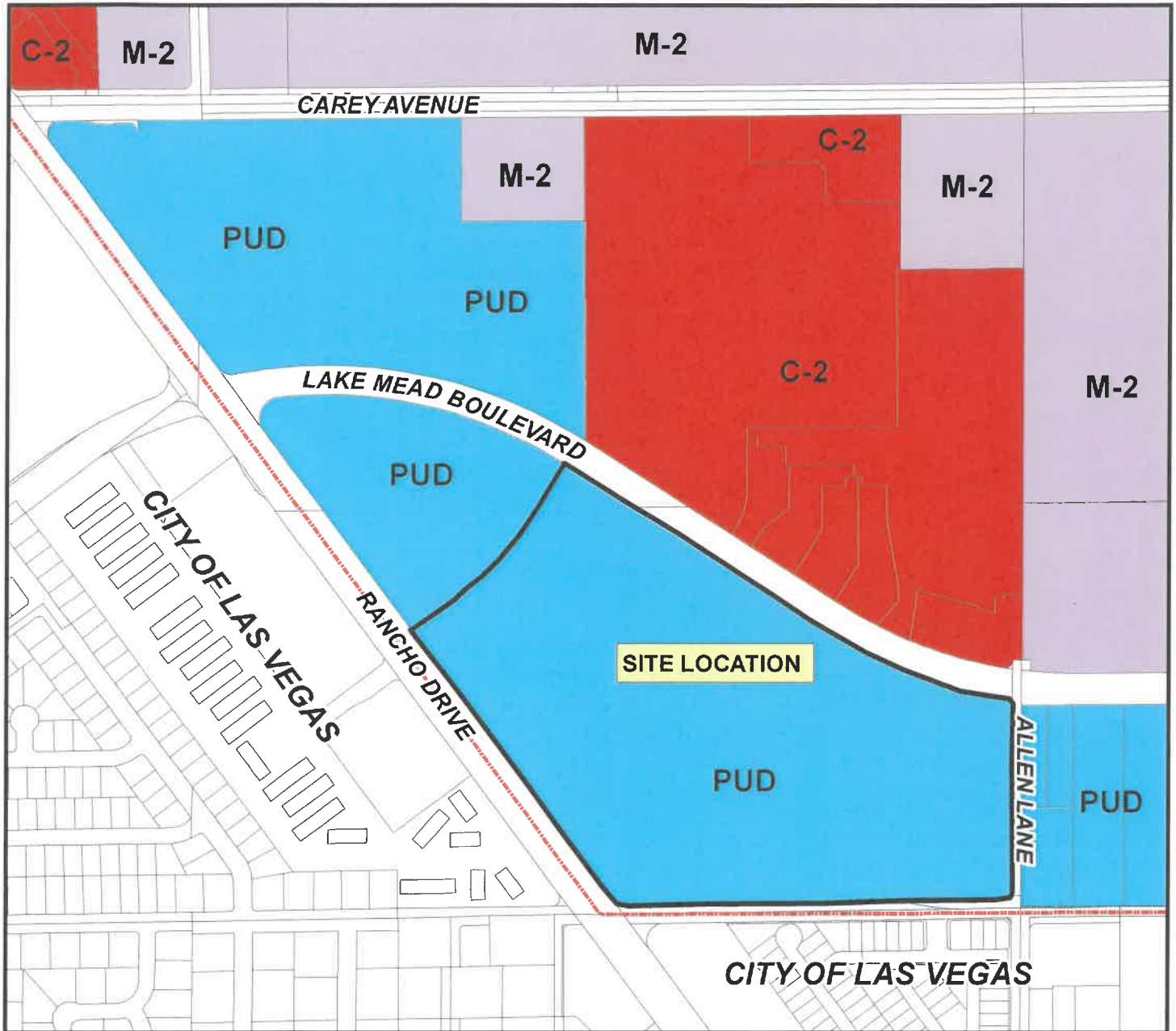
5	1	5	1
8	4	8	4
7	3	7	3
6	2	6	2
5	1	5	1





THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: Greystone Nevada, LLC
Application: Final Development Plan
Request: To develop a 373-lot residential subdivision, on 36.47 acres
Project Info: Southeast corners of Rancho Drive and Allen Lane
Case Number: FDP-01-2024

03/05/2024

