

CITY OF NORTH LAS VEGAS

INTEROFFICE MEMORANDUM

To: Sharianne Dotson, Planner, Land Development & Community Services Dept.
From: Jimmy Love, Major Projects Coordinator, Department of Public Works
Subject: T-MAP-23-2024 **Allen And Fisher**
Date: January 13, 2024

The Department of Public Works recommends that this item comply with the conditions of approval for ZN-22-2024.

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
Date: 2025.01.13 15:03:53-08'00'

Jimmy Love, Major Projects Coordinator
Department of Public Works



DHI Engineering, LLC

DHI Engineering, LLC
1081 Whitney Ranch Dr.
Suite 100
Henderson, NV 89014

702.655-3500 office
www.drhorton.com

December 24, 2024

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

**RE: ALLEN AND FISHER
TENTATIVE MAP – LETTER OF INTENT
124-31-604-009**

Dear Sir/Madam:

On behalf of our client, D.R. Horton (DRH), DHI Engineering respectfully submits this application for a Tentative Map. The proposed development is located on the southwest corner of Allen Lane and Fisher Avenue.

DRH intends to develop 8 single-family residential lots on 4.29 net acres, which yields a net density of 1.84 units/acre. The minimum lot size of 18,315 square feet, maximum lot size of 22,240 square feet, and average lot size of 20,022 square feet. The site is currently zoned R-E, Ranch Estates. We would like to rezone this site to PUD. Per TF-50-2024 Allen and Fisher letter, we will comply with R-EL Setbacks. The Comprehensive Master Plan and Land Use of Ranch Estates is 2 du/ac. Therefore, the proposed density is below the requirements.

We appreciate your review and approval of this application. Please give me a call at 725-270-2772 if you have any questions or concerns.

Cordially,
DHI Engineering

A handwritten signature in blue ink, appearing to read "Gia D. Nguyen".

Gia D. Nguyen, P.E.
Area President

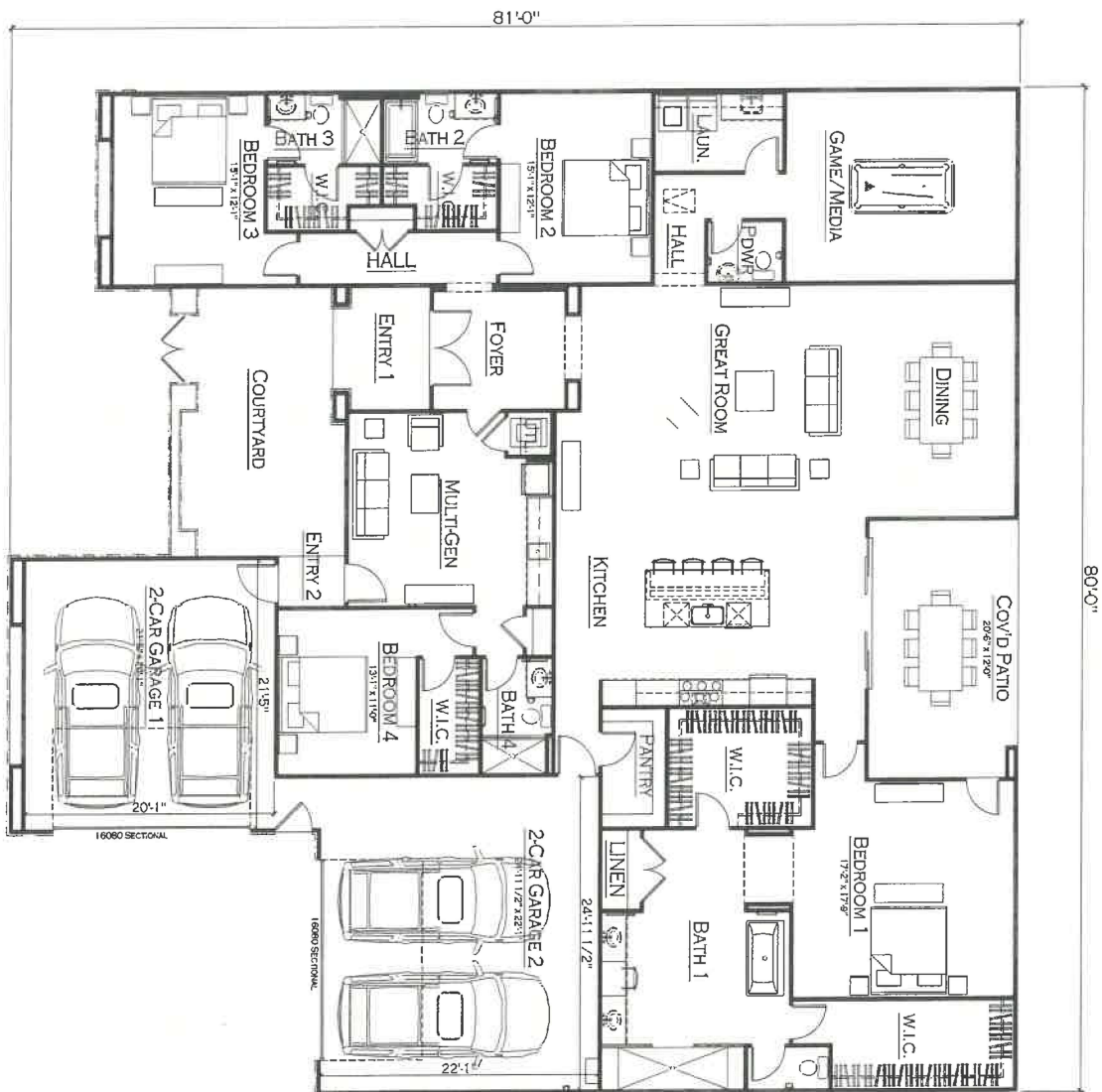
A.P.N. 124-31-604-009
4.34 ACREAGE

1 OF 10 SHOTS

PLOT TIME: 11:58:16



DRAWING
TM1

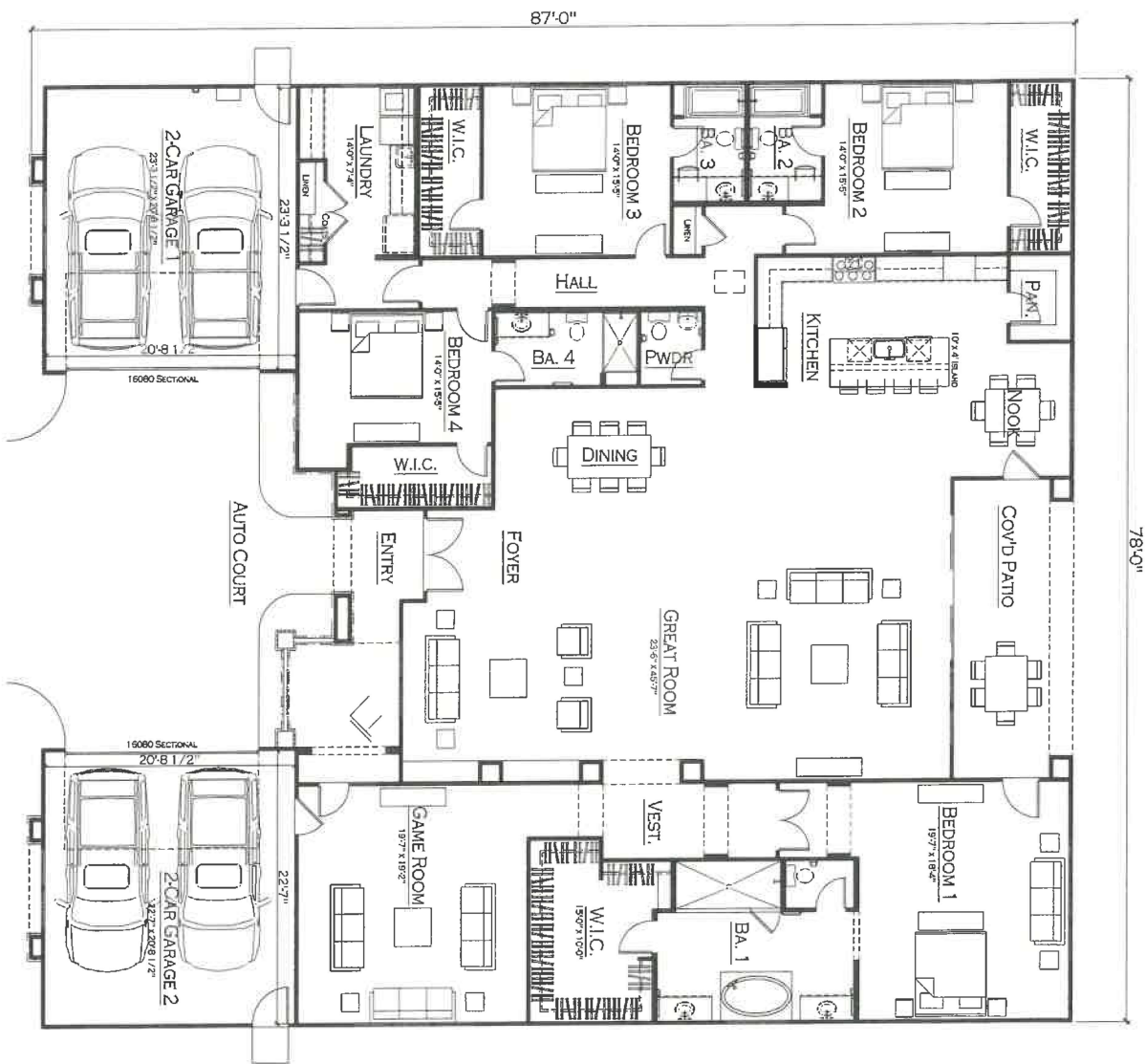


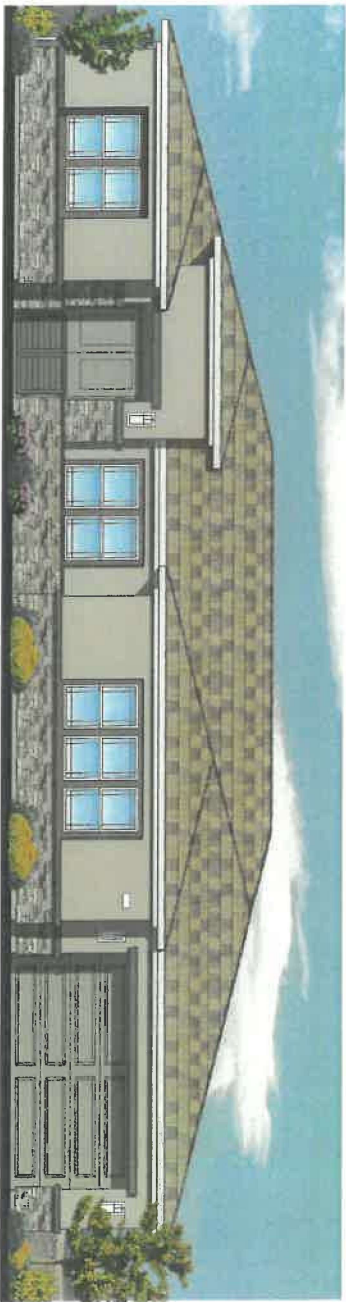
PLAN 3875 - FLOOR PLAN



PLAN 4600 - FLOOR PLAN

ESTATES
LAS VEGAS, NEVADA





'A' PRAIRIE

SCHEME 207

Body 1	Roofing Type	Finish	Chimney	Pool	Stairs
Body 1 & Roofscheme 20705	Body 1 & Roofscheme 20705	Body 1 & Roofscheme 20705	Body 1 & Roofscheme 20705	Body 1 & Roofscheme 20705	Body 1 & Roofscheme 20705
SW705	SW705	SW705	SW705	SW705	SW705



'B' MID-CENTURY MODERN

SCHEME 205

Body 1	Roofing Type	Finish	Chimney	Pool	Stairs
Body 1 & Roofscheme 20505	Body 1 & Roofscheme 20505	Body 1 & Roofscheme 20505	Body 1 & Roofscheme 20505	Body 1 & Roofscheme 20505	Body 1 & Roofscheme 20505
SW705	SW705	SW705	SW705	SW705	SW705

PLAN 3875 - FRONT ELEVATIONS 'A' & 'B'

D.R. HORTON

America's Builder



DESIGNED BY THE ARCHITECTURAL FIRM OF D.R. HORTON, ARCHITECT, 10000 S. RAYMOND AVENUE, SUITE 100, LAS VEGAS, NEVADA 89138. ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM D.R. HORTON, ARCHITECT.

ESTATES
LAS VEGAS, NEVADA

Perlman

JULY 27, 2024



DESIGN INFORMATION WITHOUT WORD. ALL COLORS, DIMENSIONS, SIZES AND ARCHITECTURAL FINISHES ARE CONCEPTUAL AND SUBJECT TO CHANGE.

D. R. HORTON
America's Builder



SCHEME 203

Sample	Step 1	Recovery Time	Phase	Exposure	Speed	Slowness
Stain Step 887772						
Coat Bleach 887771						
Coat Bleach 887771						
Burn Redwood 887788						
Water Stain 57435257						
Seal Adjustment						



SCHEME 209

[illegible]

PLAN 3875 - FRONT ELEVATIONS 'C' & 'D'

ESTATES
LAS VEGAS, NEVADA

JULY 27, 2024

Perlman



'A' PRAIRIE

SCHEME 202

Color 1	Roofing Type	Trim	Stone
Roofing Type 202140	Cedar Shakes 202140	Cedar Shakes 202140	Cedar Shakes 202140
Roofing Type 202140	Cedar Shakes 202140	Cedar Shakes 202140	Cedar Shakes 202140
Roofing Type 202140	Cedar Shakes 202140	Cedar Shakes 202140	Cedar Shakes 202140
Roofing Type 202140	Cedar Shakes 202140	Cedar Shakes 202140	Cedar Shakes 202140



'B' MID-CENTURY MODERN

SCHEME 209

Color 1	Roofing Type	Trim	Stone
Roofing Type 202140	Cedar Shakes 202140	Cedar Shakes 202140	Cedar Shakes 202140
Roofing Type 202140	Cedar Shakes 202140	Cedar Shakes 202140	Cedar Shakes 202140
Roofing Type 202140	Cedar Shakes 202140	Cedar Shakes 202140	Cedar Shakes 202140
Roofing Type 202140	Cedar Shakes 202140	Cedar Shakes 202140	Cedar Shakes 202140

PLAN 4600 - FRONT ELEVATIONS 'A' & 'B'

DESIGN: PERLMAN ARCHITECTS, P.C. ALL RIGHTS RESERVED. THIS DOCUMENT IS THE PROPERTY OF PERLMAN ARCHITECTS, P.C. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM PERLMAN ARCHITECTS, P.C.



PERLMAN
Architects

Perlman

JULY 27, 2024



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

D·R·HORTON
America's Builder




SCHEME 208

Sample 1	Sample 2	Sample 3	Sample 4	Sample 5	Sample 6
Double Layer 80/20/80	Concrete Top 80/20/20	Asphalt 80/20/20	Gravel 80/20/20	Gravel 80/20/20	Gravel 80/20/20



SCHEME 204

Study 1	Beachley Trium	F. White	Thomson	Ford	Shore
					
Perforations SPT6143	City Loft SPT7131	Bunkbeds SPT7713	Curved Panels SPT2510	Steel Structural Steel 14K21214	Steel C/W 14K21214

PLAN 4600 - FRONT ELEVATIONS 'C' & 'D'

ESTATES
LAS VEGAS, NEVADA

JULY 27, 2024

Perlman



Client:

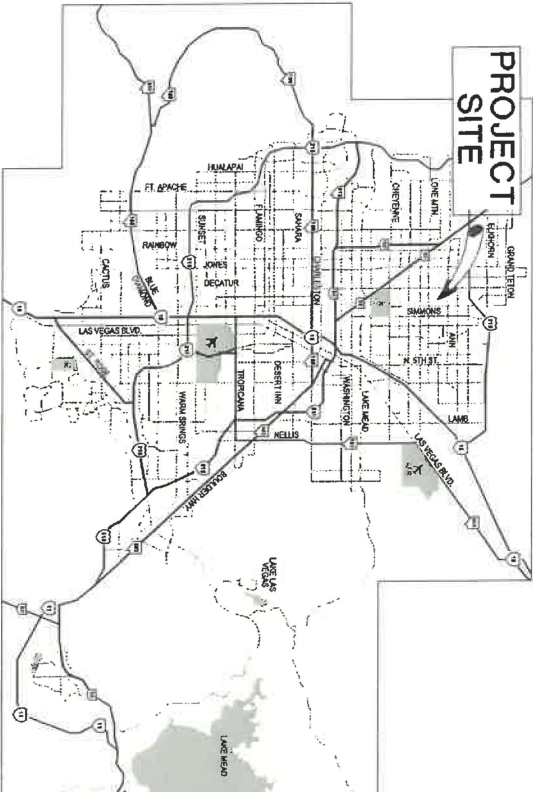
D.R. Horton
1081 Whitney Ranch Drive, Suite 141
Las Vegas, Nevada 89014
P: 702.638.3600



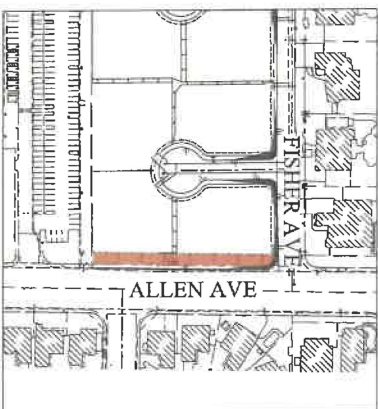
Landscape Contractor:

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

DR HORTON ALLEN FISHER OFFSITE LANDSCAPE PLANS SINGLE FAMILY RESIDENTIAL Las Vegas, NV



Las Vegas Project Vicinity Map



Project Site Location Map



Sheet Index

Cover Sheet
Overall Site Plan - Tentative Map
Planting Imagery

CVR
LA1.0
LP1.1

© All drawings, designs, details, specifications, and information are the property of Gothic Landscape, Inc. and are for use on the specific project.
These drawings are not to be used by any other entity without the specific written consent of Gothic Landscape, Inc. of Nevada.

JAN 1 2008
JOS 8 1059/26/08

COVER SHEET

DR HORTON
ALLEN FISHER
OFFSITE LANDSCAPE PLANS
SINGLE FAMILY RESIDENTIAL



GOthic LANDSCAPE INC.
6315 S. Valley View Rd. Las Vegas, NV 89118
PHONE: 702-252-7017 FAX: 702-252-7031





DESERT CARPET
Acaia repens



DWARF YAUPOH HOLLY
Ilex vomitoria



RADIATION LANTANA
Lantana camara



GREEN CLOUD TEXAS RANGER
Lauropurpurea frutescens



DWARF INDIAN HAWTHORN
Rhamnus indica



SHINY XYLOCPA
Xylocopa congesta



GREEN DESERT SPOON
Davallia acrostichum

PLANT SCHEDULE				
SYMBOL	PLANT NAME	COMMON NAME	SIZE	CONTAINER SIZE
SHRUBS				
(1)	ACACIA REPENS "DESERT CARPET"	DESERT CARPET	5 GAL.	113
(2)	ILEX VOMITORIA "WAXY"	DWARF YAUPOH HOLLY	5 GAL.	7
(3)	LANTANA CAMARA "RADIATION"	RADIATION LANTANA	5 GAL.	28
(4)	LAURUPURPUREA FRUTESCENS "GREEN CLOUD"	GREEN CLOUD TEXAS RANGER	5 GAL.	28
(5)	RHAMNUS INDICA "DWARF INDIAN"	DWARF INDIAN HAWTHORN	5 GAL.	13
(6)	XYLOCPA CONGESTA "SHINY"	SHINY XYLOCPA	5 GAL.	28
(7)	DAVALLIA ACROSTICHUM "GREEN DESERT SPOON"	GREEN DESERT SPOON	5 GAL.	28
(8)	DAVALLIA ACROSTICHUM	GREEN DESERT SPOON	5 GAL.	28

© All drawings, designs, illustrations, and dimensions are for the sole use of Gothic Landscape, Inc. and are for use in the specific project. These drawings are not to be used for any other project without the express written consent of Gothic Landscape, Inc. of Nevada.

THIS CLAIMS
THE IMAGERY OF PLANT MATERIAL
CONSTRUCTION DOCUMENTS ARE FOR
ILLUSTRATIVE PURPOSES ONLY AND
MAY NOT REFLECT THE ACTUAL SPECIES
USED IN THIS OR ANY OTHER PROJECT

PLANT IMAGERY

DR HORTON
ALLEN FISHER
OFFSITE LANDSCAPE PLANS
SINGLE FAMILY RESIDENTIAL



GOthic LANDSCAPE INC.
8311 S. Valley View Rd. Las Vegas, NV 89118
PHONE: 702-252-7017 FAX: 702-252-7031



Real Property Management
1180 Military Tribute Place
Henderson, NV 89074

School Development Tracking Form

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

Date Filed 01/07/2025 Application Number T-MAP-23-2024 Entity NLV

Company Name D.R. Horton, Inc / Augusto Santos

Contact Name _____

Contact Mailing Address _____

City _____ State _____ Zip Code _____

Phone (702)635-6301 Email _____

Project Name Allen & Fisher

Project Description The development of 8 single family residential lots
Located on the SWC of Allen Lane & Fisher Ave
4.34 gross acres

APN's 124-31-604-009

Student Yield	Elementary School	Middle School	High School
Single-Family Units (1) 8	x 0.137 = 2	x 0.078 = 1	x 0.125 = 1
Multi-Family Units (2)	x 0.120 = 0	x 0.060 = 0	x 0.078 = 0
Resort Condo Units (3)			
Total	2	1	1

(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
Wolfe, Eva ES	4027 West Washburn Road	K-5	528	458	12/02/2024
Guy, Addeliar D. III ES	4028 La Madre Way	K-5	517	467	12/02/2024
Swainston, Theron L. MS	3500 West Gilmore Ave	6-8	1526	1037	12/02/2024
Cheyenne HS	3200 West Alexander Road	9-12	2511	1857	12/02/2024

* CCSD Comments

This map is for assessment use only and does NOT represent a survey.
No liability is assumed for the accuracy of the data delineated herein.
Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.
This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

USE THIS SCALE WHEN MAP REDUCED FROM 1:100,000 ORIGINAL

MAP LEGEND

- PARCEL BOUNDARY
 - SUB BOUNDARY
 - PM/D BOUNDARY
 - ROAD EASEMENT
 - MATCH / LEADER LINE
 - HISTORIC LOT LINE
 - HISTORIC SUB BOUNDARY
 - HISTORIC PM/D BOUNDARY
 - SECTION LINE
- 007 ROAD PARCEL NUMBER
001 PARCEL NUMBER
1.00 ACREAGE
202 PARCEL SUBSID NUMBER
PG 24-45 PLAT RECORDING NUMBER
5 BLOCK NUMBER
5 LOT NUMBER
615 GOV LOT NUMBER

ASSESSOR'S PARCELS - CLARK COUNTY, NV.
Briana Johnson - Assessor

BOOK
T19S R61E
31

Scale: 1" = 200'

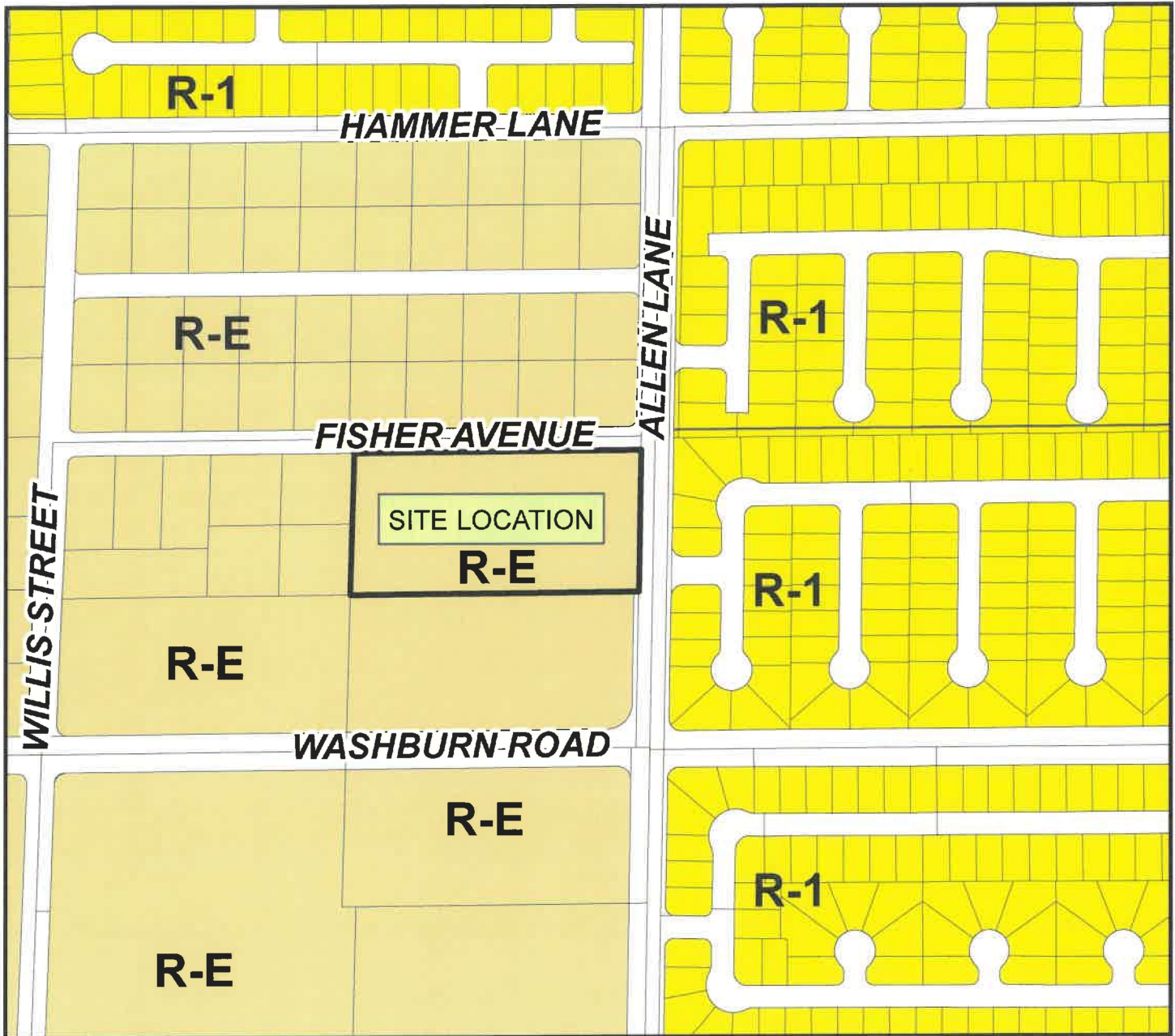
Rev: 1/8/2019





THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: D.R. Horton, Inc.
Application Type: Tentative Map
Request: To Allow an Eight (8) Lot Single-Family Residential Subdivision on 4.34 Acres
Project Info: Southwest Corner of Fisher Avenue and Allen Lane
Case Number: T-MAP-23-2024

1/14/2025

