

July 1, 2024

**VIA ELECTRONIC UPLOAD**

COMPREHENSIVE PLANNING DEPARTMENT  
2250 Las Vegas Blvd. North  
North Las Vegas, Nevada 89106

**Re:     *Justification Letter – Amended Site Plan Review for Multi-Family  
Development, Variance to Increase Building Height, and Waiver  
to Reduce Parking  
NPR – Pecos/Rome  
APN: 124-24-801-006***

To Whom It May Concern:

This firm represents the Applicant in the above referenced matter. The Applicant is proposing to amend a previously approved multi-family project on 4.23 acres of property located at the southeast corner of Rome Boulevard and Pecos Road (the “Property”). The Property is more particularly described as Assessor’s Parcel Number’s 124-24-801-006. Along with the site plan review for a multi-family development, the Applicant is also requesting a variance to increase building height and a waiver to reduce parking.

By way of background, the North Las Vegas Planning Commission approved ZN-02-2022 rezoning the Site to R-3 and SPR-01-2022 allowing for a 100-unit multi-family development on the Site. The Applicant is now requesting to amend the previously approved multi-family development.

**SITE PLAN REVIEW**

The Applicant is requesting to develop a 105-unit multi-family development on the Property. Like the previously approval, main access to the Property is from Pecos Road with a secondary access point from Rome Boulevard. Unlike the previous approval, the number of multi-family buildings are reduced from seven (7) buildings to two (2) buildings. One multi-family building will be located along the north portion of the Property adjacent to Rome Boulevard with the second building centrally located on the Property. The office/leasing and clubhouse will be located in the central building. The clubhouse will offer additional amenities such as a gym, common space, and conference and business center rooms. There will be additional programmable open space areas like the pool courtyard area, playground area immediate south of the central building, and roof deck. The total amount of open space is 42,000 square feet where a minimum of 42,000 square feet is required. The unit mixture is as follows: 10 one-bedroom units, 20 two-bedroom units, 55 three-bedroom units, and 20 four-bedroom units. Each units includes a patio or balcony. The Property meets all landscaping and setback requirements.

### **Variance to Increase Building Height**

In an R-3 zoned district, the maximum building height is 35-feet. The Applicant is proposing to build two multi-family buildings each 4-stories and at a maximum height of 60-feet 6-inches. The maximum height of 60-feet 6-inches is only to the top of the elevator shaft. Also, small portions of each building will measure to a height of 55-feet to the parapet to shield stair access to the roof. Rather, the majority of each building's height is 48-feet. As such, the Applicant is requesting a variance to increase the building height. The increase in height is appropriate for the following reasons:

- Immediately to the west is an existing multi-family development with approximately 15 multi-family buildings each 3-stories.
- The property to the east across Pecos Road is a large regional detention basin.
- The property to the north across Rome Boulevard is undeveloped and zoned C-2.
- The properties to the south and southwest are undeveloped and zoned C-2.
- The finished floor height at the 4<sup>th</sup> level is less than 33-feet in height.
- The Site is only 4.23 acres. Other properties for multi-family developments in the area are much larger including the development immediately west which sits on 14.44 acres. The neighboring property is more than three times the Site. Therefore, in order to achieve similar densities, the Applicant must go vertical.
- There are no single-family residential uses or single-story buildings near the Site.

For the above reasons, the variance to increase the building height is appropriate and compatible with the area.

### **Waiver to Reduce Parking**

The Site will provide 225 parking spaces where 264 parking spaces are required. The approximately 15% reduction is appropriate for the following reasons:

- The Applicant operates thousands of units nationally and maintains a general parking ratio 2.1 parking spaces per unit.
- The Site is near public transportation stops.
- There are increasingly new transportation methods being utilized including ride-sharing options.

In addition to the justifications listed above in support of the waiver and pursuant to Title 17.12.070(L), in exchange for the waiver request the Applicant offers the following compensating benefits:

- Additional bike rack parking.
- Additional Landscaping to reduce the heat island effect.

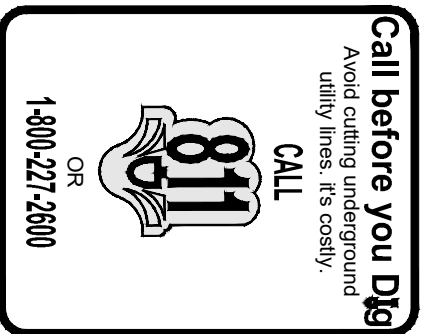
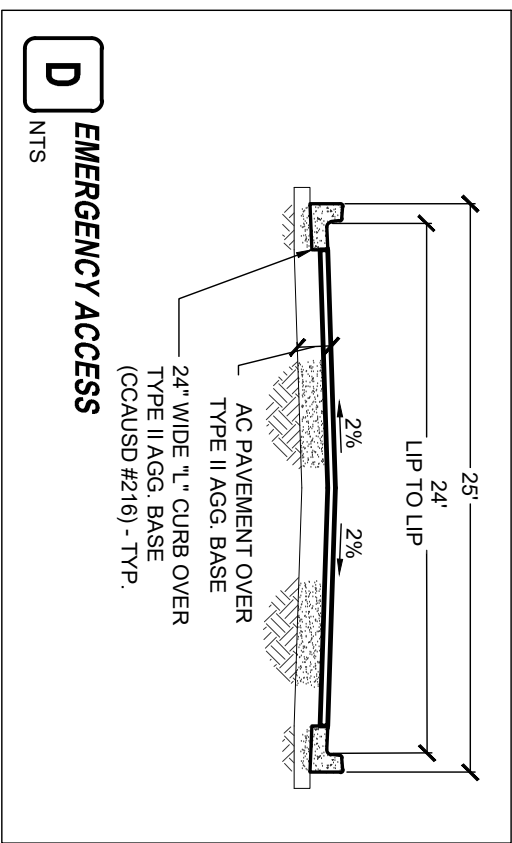
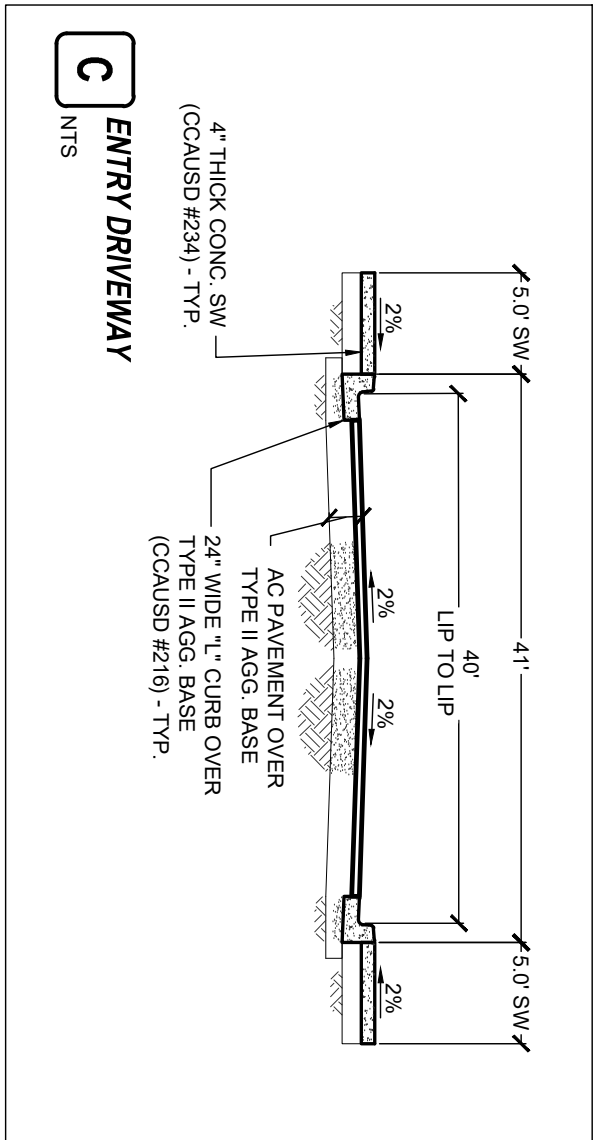
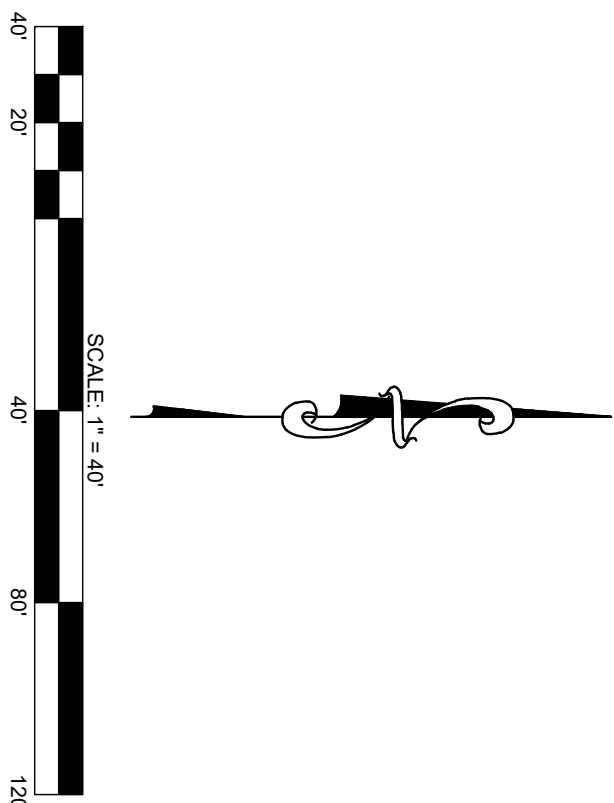
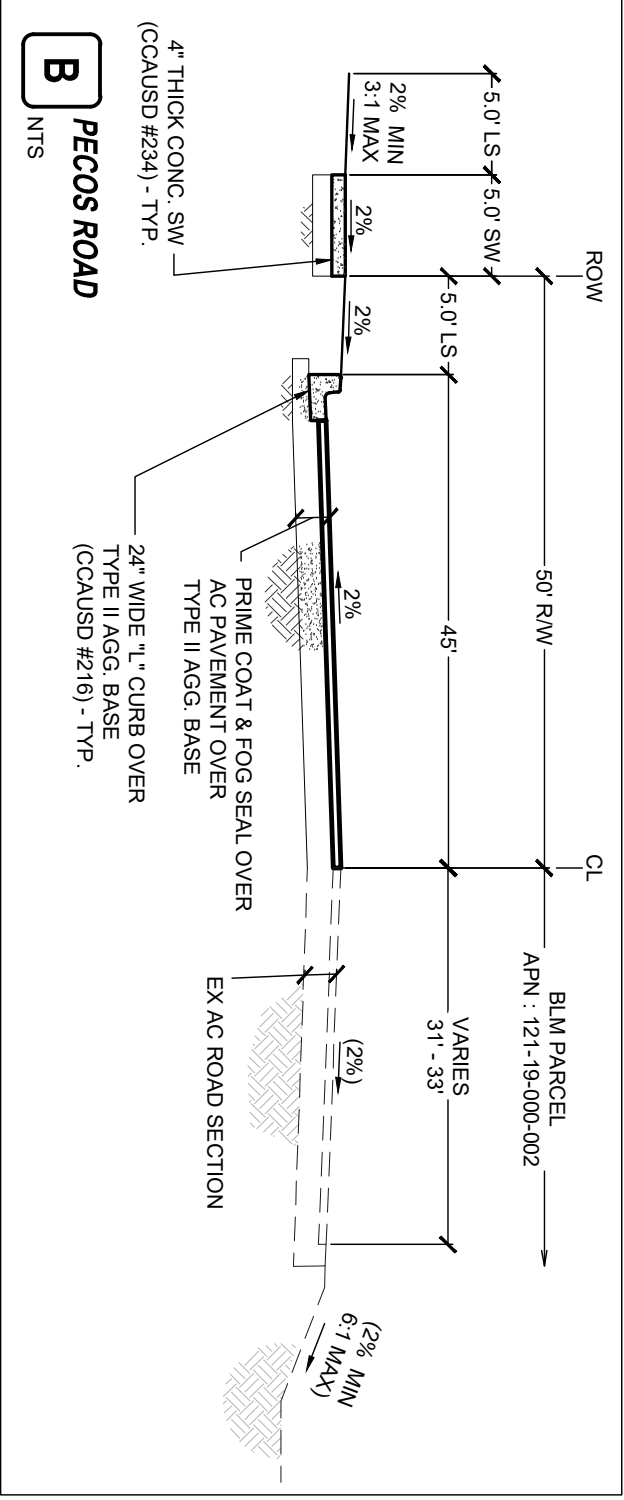
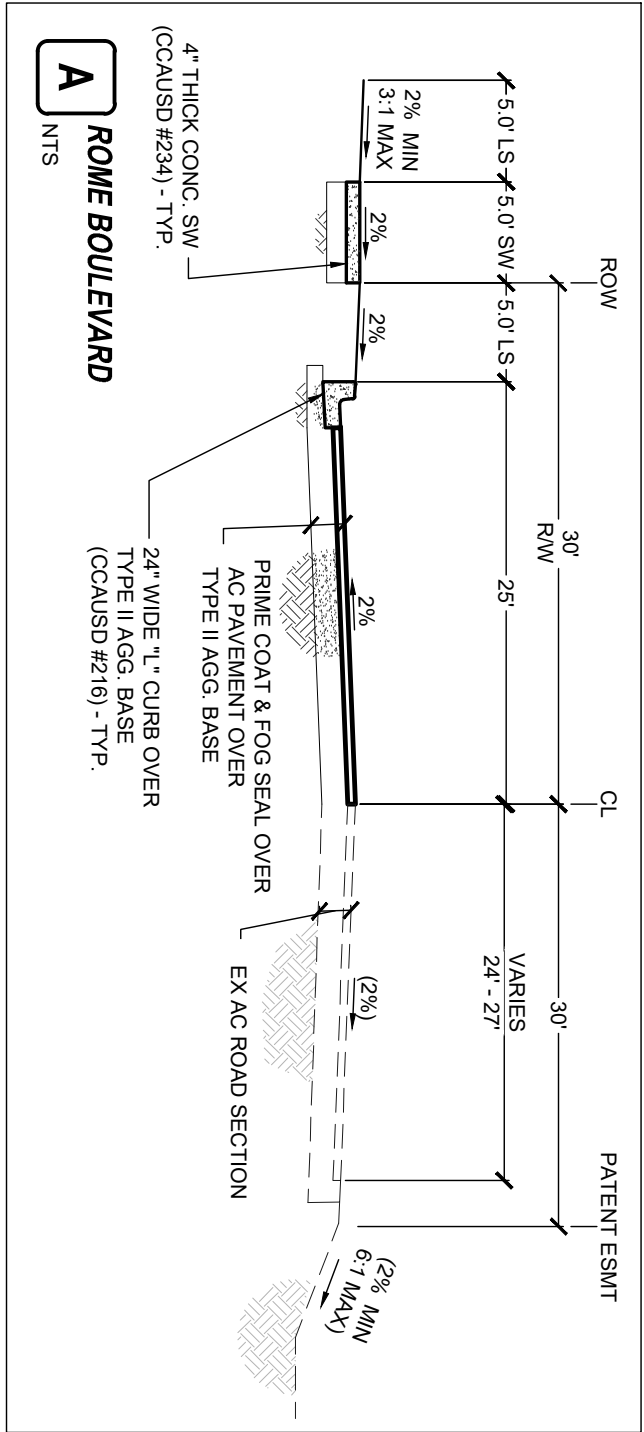
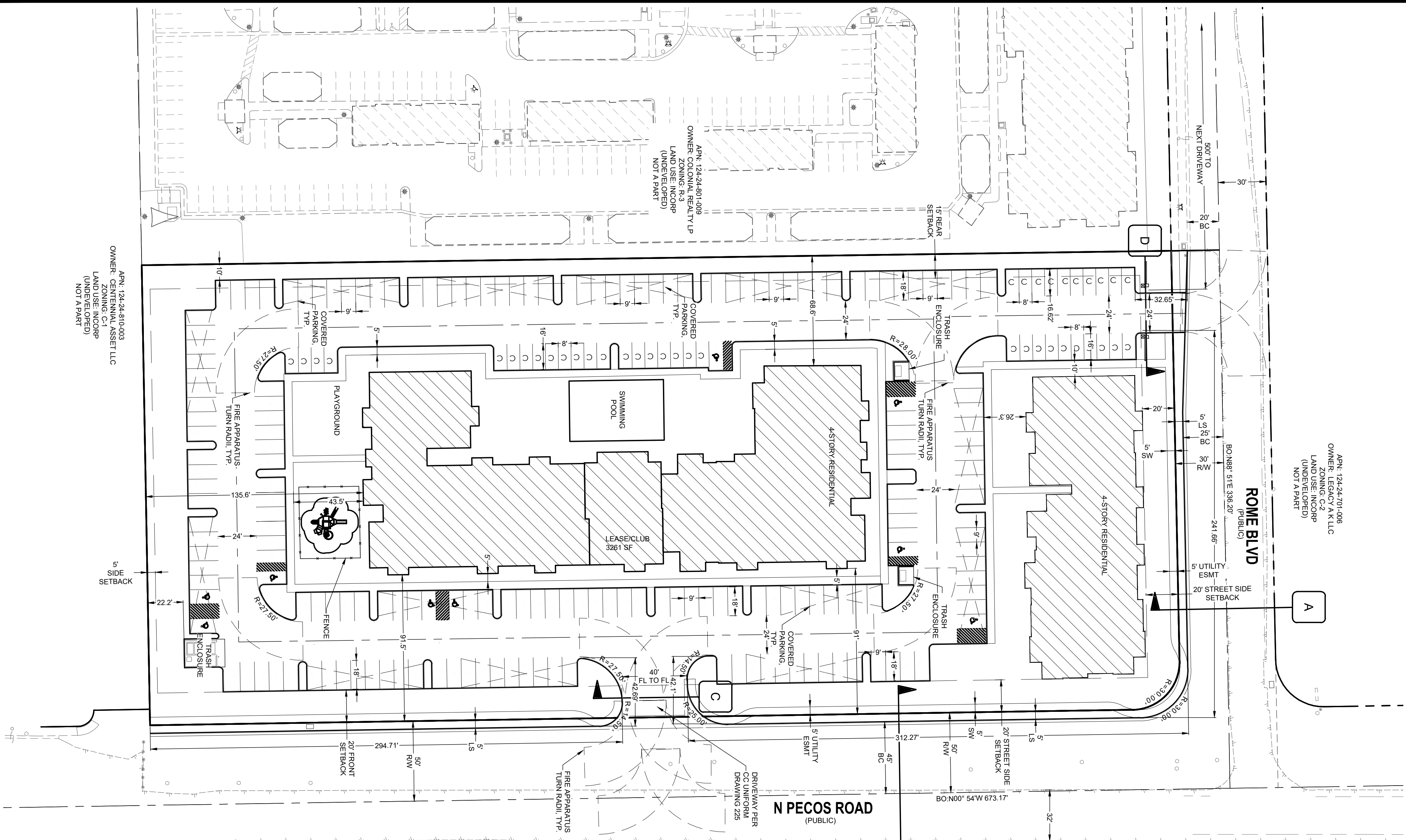
Thank you in advance for your consideration. Please do not hesitate to let me know if you have any questions or concerns.

Sincerely,

KAEMPFER CROWELL

A handwritten signature in blue ink, appearing to read "Anthony J. Celeste", with a long horizontal flourish extending to the right.

Anthony J. Celeste



**UTILITY LOCATIONS** \_\_\_\_\_

WATER THE NEAREST WATER CONNECTIONS ARE AN EXISTING 8" PUBLIC MAIN IN HOME BOLLARD AND AN EXISTING 8" PUBLIC MAIN IN ROCKS ROAD TO THE NORTH AND EAST SIDE OF THE PROJECT. SEWER THE NEAREST SEWER CONNECTION IS AN EXISTING 18" SEWER PROVIDED IN ROCKS ROAD AND HOME BOLLARD TO THE NORTH AND EAST OF THE PROJECT. THE END OF MONTH HAS BEARS IS THE LOCATION. \_\_\_\_\_

**PROPOSED PARKING SPACES** \_\_\_\_\_

	REQUIRED SPACES	PROPOSED PARKING SPACES
REGULAR PARKING	228	178
COMPACT PARKING	4	9
ACCESSIBLE PARKING	9	9
TOTAL	269	225

**UTILITY LOCATIONS**  
THE NEAREST WATER CONNECTIONS ARE AN EXISTING 8" PUBLIC MAIN IN ROME BOULEVARD AND AN EXISTING 18" PUBLIC MAIN IN PECOS ROAD TO THE NORTH AND EAST OF THE PROJECT. THE CITY OF NORTH LAS VEGAS IS THE PURVEYOR OF THE SEWER. THE NEAREST SEWER CONNECTION IS AN EXISTING 18" SEWER PROVIDED IN PECOS ROAD TO THE NORTH AND EAST OF THE PROJECT. THE CITY OF NORTH LAS VEGAS IS THE PURVEYOR.

**PROPOSED PARKING SPACES**

UNITS	SLEEPING UNITS	SPOCS
1 BEDROOM	10	1.5
2 BEDROOM	20	2
3 BEDROOM	55	2.5
4 BEDROOM	20	2.5
GUESTMASTER		0.25
TOTAL	105	289

**MAINTENANCE:**

- THROAT DEPTH OF THE ENTRANCE TO BE REDUCED TO 42 1/2 FEET.
- PARKING SPACES REDUCTION.

**VARIANCES**

- BUILDING HEIGHT TO BE 30 FEET.

**DEVELOPMENT NOTES**

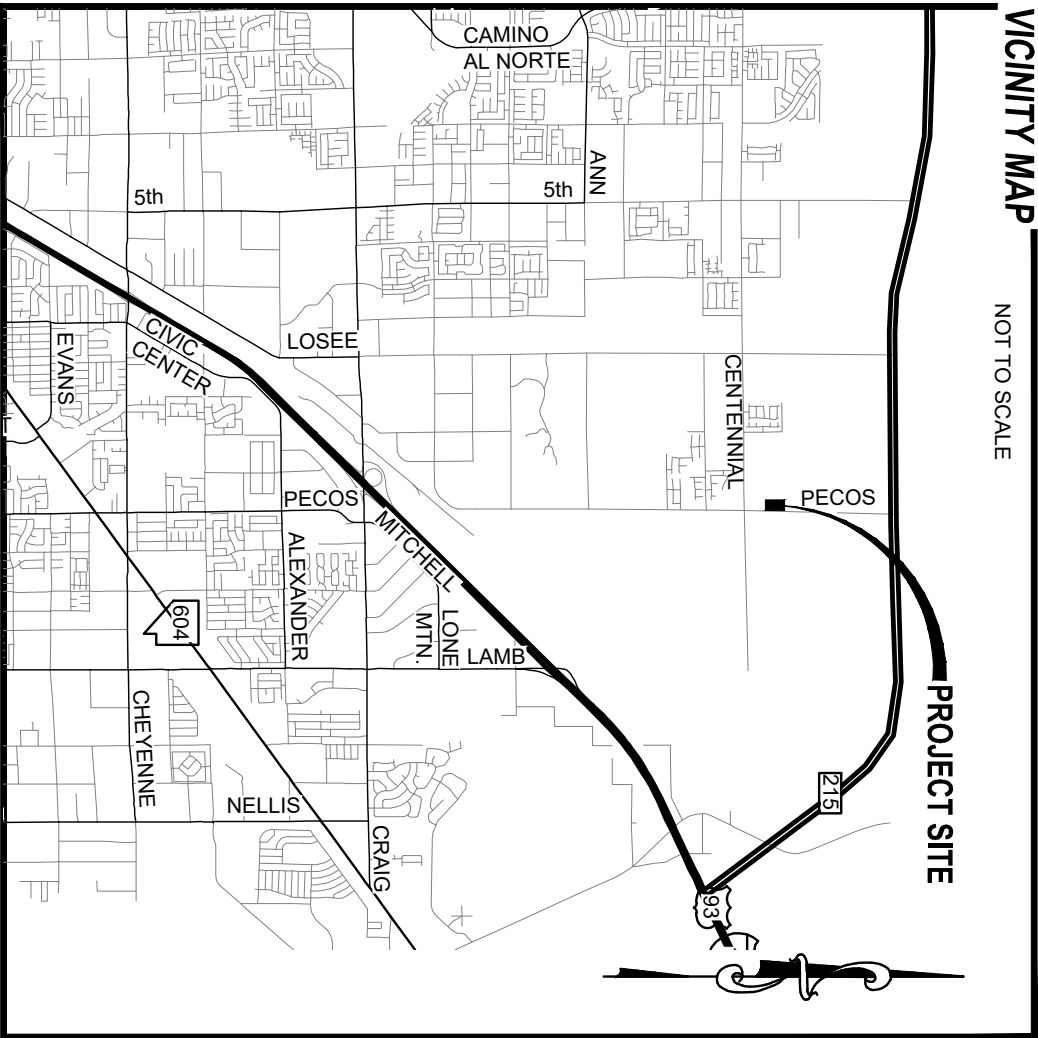
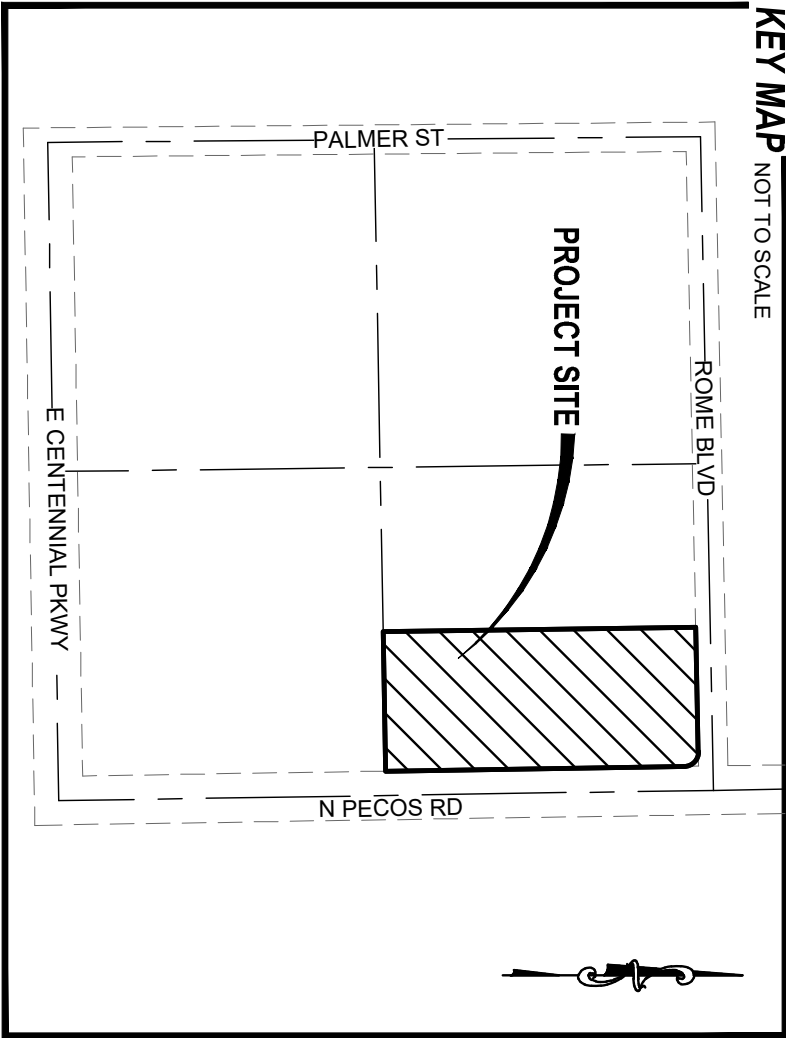
- THE SUBDIVIDER INTENDS ON ENFORCING THE STANDARD PROTECTIVE COVENANTS

UNITS	SPACE/UNIT	SPACE
1 BEDROOM	10	15
2 BEDROOM	20	40
3 BEDROOM	55	198
4 BEDROOM	20	25
QUEST/INSTER		0.25
TOTAL		189
		269

<b>CARPOT</b> MINIMUM CARPOT SPACES REQUIRED: ONE PER EACH UNIT = 105 TOTAL PROPOSED CARPOT SPACES: 107		SENER: CABLE TELEVISION: POWER: TELEPHONE:	CITY OF NORTH LAS VEGAS COX CABLE NV ENERGY CENTURYLINK
---	--	---	--

	REQUIRED	PROPOSED
FRONT:	20'	20'
INTERIOR SIDE:	5'	5'
CORNER SIDE:	10'	10'
REAR:	15'	15'

GAS:	SOUTHWEST GAS CORP.
WATER:	CITY OF NORTH LAS VEGAS
SOLID WASTE DISPOSAL:	REPUBLIC SERVICES
SEWER:	CITY OF NORTH LAS VEGAS
CABLE TELEVISION:	COX CABLE
POWER:	NV ENERGY
TELEPHONE:	CENTURYLINK



PROJECT INFORMATION					
ASSESSORS PARCEL NUMBER:	124-24-001-006				
PROPOSED UNIT TYPE OR PROPERTY:	MULTI-FAMILY RESIDENTIAL APARTMENTS				
EXISTING ZONING:	R-3				
PROPOSED ZONING:	R-3				
TOTAL PROPOSED UNITS:	105				
1 BEDROOM:	10				
2 BEDROOM:	20				
3 BEDROOM:	55				
AVERAGE UNIT SIZE:	20				
GROSS AREA OF THE BUILDING:	1,199 SF				
GROSS AVERAGE:	42.3 ACRES (STORIES)				
NET AVERAGE:	42.3 ACRES				
DEVELOPMENT STANDARDS:	REQUIRED				
(PER TITLE 17, SECTION 17.4 FOR R-3 ZONING)					
DENSITY (BASED ON GROSS AVERAGE):	25.1 LOTS/ACRE				
OPEN SPACE:	42,000 SF				
MIX EXTENSION OPEN SPACE:	21,000 SF (50%)				
MAX OPEN SPACE WITHIN STRUCTURE:	21,000 SF (50%)				
MAX ROOF-TOP OPEN SPACE:	21,000 SF (50%)				
		24.8 LOTS/ACRE			
		42,100 SF			
		32,351 SF			
		3,281 SF (8%)			
		6,489 SF (15%)			
		<b>PROCESSED</b>			

## LANDSCAPING REQUIREMENTS

SECTION OF NORTH AS HAS VEGAS STANDARDS REQUIRE 2' BOX TREES BE PLANTED A MAXIMUM DISTANCE OF 60 FEET FROM THE CURB AND 20 FT ON CENTER (FROM ROAD), PER TITLE 17, SECTION 9.24.080.

LANDSCAPE STRIP TO BE MEASURED FROM BACK OF CURB AND INCLUDING SIDEWALK.

REQUIRED: 1) 2' BOX TREE SPACED AT 20' INTERVALS & LONGER RIGHT-OF-WAY PROPORTION COVER MORE THAN 60% OF LANDSCAPE AREA WHEN MATURING. 2) TREES FOR USE IN LANDSCAPE SHALL BE SPECIES THAT ARE SUITABLE FOR THE CLIMATE AND SOIL TYPE OF THE PROJECT SITE. 3) TREES TO COVER 90% OF LANDSCAPE AREA OF LOT, APPROXIMATED BY LANSAPING PLAN.

A LANDSCAPING MAINTENANCE AGREEMENT WILL BE CREATED TO DEFINE WHO IS RESPONSIBLE FOR THE MAINTENANCE OF THE LANDSCAPE. THE PERSON OR COMPANY IS LOCATED ADJACENT TO PUBLIC RIGHT-OF-WAYS AND INTERNAL COMMONS ARE REQUIRED TO MAINTAIN PER CODE. ALL LANDSCAPING SHALL BE IN CONFORMANCE WITH TITLE 17.

4. PANEL NO. 30002C / 1989 - REVISED NOVEMBER 1, 2011

[illegible]

LEGEND	EXISTING	PROPOSED
<b>BENCHMARK</b>		
CITY OF NORTH LAS VEGAS		
BENCHMARK NAME IN VIZ/24M		
RIVER AND 2" ROUND ALUMINUM DISK, STAMPED NORTH LAS VEGAS IN NO. ALV1125M 2007,		
BEARING 100° 00' 00" E, DISTANCE 40.0 FEET WEST OF THE SOUTHWEST CORNER		
OF THE SECTION 24 OF 360 (BENALL PARK) AND 51° 12' 30" E, DISTANCE 10.0 FEET WEST		
OF THE SECTION 24 OF 360 (BENALL PARK) AND 51° 12' 30" E, DISTANCE 10.0 FEET		
WESTERLY FROM 88)		
2000.25 FEET		
<b>LEGAL DESCRIPTION</b>		
THE EAST HALF (E/2) OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER		
(SE1/4) OF THE SOUTHWEST QUARTER (SE1/4) OF THE SECTION 24, TOWNSHIP 19 SOUTH, RANGE		
16 EAST, T19S, R10E, CLARK COUNTY, NEVADA.		

AC	ASPHALTIC CONCRETE	LWMD	LAS VEGAS WALLEY WATER DISTRICT
BC	BACK OF CLUB	MM	MAMMILLE
BRE	BASE FLOOD ELEVATION	MM	MINIMUM
BM	BENCHMARK	MM	MINIMUM ELEVATION
CAV	CABLE TELEVISION	PL	POLYETHYLENE
CL	CLEAR COUNTRY WATER REPLETION DISTRICT	PL	PROPERTY LINE
CLM	CLARK COUNTY FIRE DEPARTMENT	PP	POWER-POLE
COMB	COMB COUNTRY WATER REPLETION DISTRICT	PRO	PROJECT
CP	CIVIL ENGINEERING	PCV	POLYVINYL CHLORIDE
COR	CORROSION RESISTANT	RCB	REINFORCED CONCRETE BOX
COW	COUNTY OF NORTH LAS VEGAS	RCB	REINFORCED CONCRETE BOX
D	DRAIN	SD	STORM DRAIN
DIP	DIPLOTE IRON PIPE	SD	STORM DRAIN
DR	DRIVEWAY GRADE	SHT	SHEET PILE
ELC	ELECTRICAL	SMA	SOUTHERN NEVADA WATER AUTHORITY
EE	EDGE OF PAVEMENT	SW	SANITARY SEWER
FF	FINISH FLOOR ELEVATION	SW	SEWERAL
FG	FINISH GRADE	TELE	TELEPHONE
HFG	HIGH PRESSURE GAS	UP	UPPERM STANDARD DRAWING
LANE	LANE	WCP	WATERED CLAY PIPE
LS	LANDSCAPE	WCP	WATER

CONTINUOUS (11 INTERVALS)

CONTROL (8 INTERVALS)

CONTROL LINE

RIGHT-OF-WAY

PROPERTY LINE

BOUNDARY LINE

CURB AND GUTTER

FENCE

POWER POLE

STORM/IRON MANHOLE

SEWER

EDGE OF PAVEMENT


PILE MOAST

SEWER LINE MANHOLE

WATER LINE

STREETLIGHT

BUILDING

[illegible]

EST. 2000

**TANNEY ENGINEERING**  
CIVIL, ENGINEERING  
& LAND SURVEYING

6030 S. JONES BLVD  
LAS VEGAS, NV 89118  
(702) 352-8844  
INFO@TANNEYCORP.COM

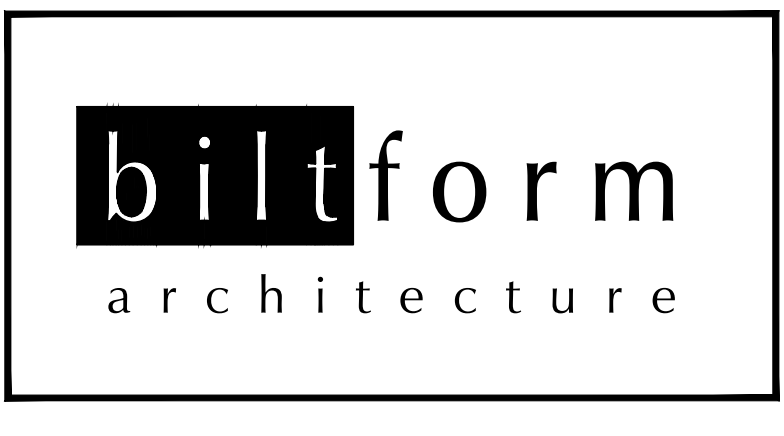
<b>PECOS &amp; ROME</b> <b>PECOS APARTMENTS</b>
<b>SITE PLAN</b>

DATE	7/11/2024
SCALE	1:40
JOB NO.	NRP23-003
ISSUED BY	PA
CHECKED BY	NC
SHEET NAME	

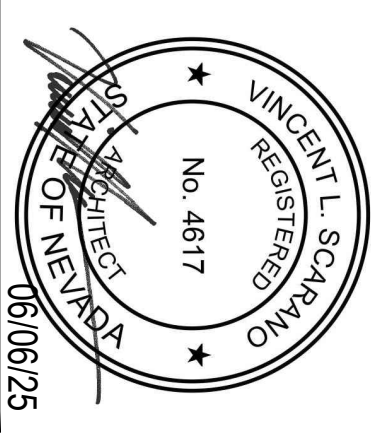
SHEET NUMBER

1 OF 1

SP



biltform architecture  
group  
of nevada, inc.  
11460 north cave creek road, suite 11  
phoenix, arizona 85020  
Phone 602.285.9290 Fax 602.285.9229



# PECOS AND ROME

Apartment Homes

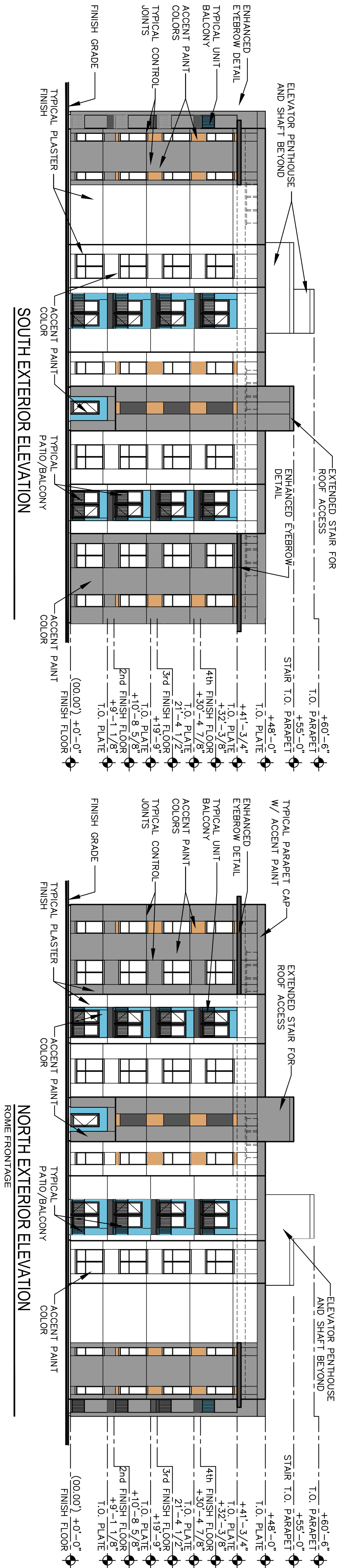
6555 N. PECOS ROAD, NORTH LAS VEGAS, NEVADA 89086

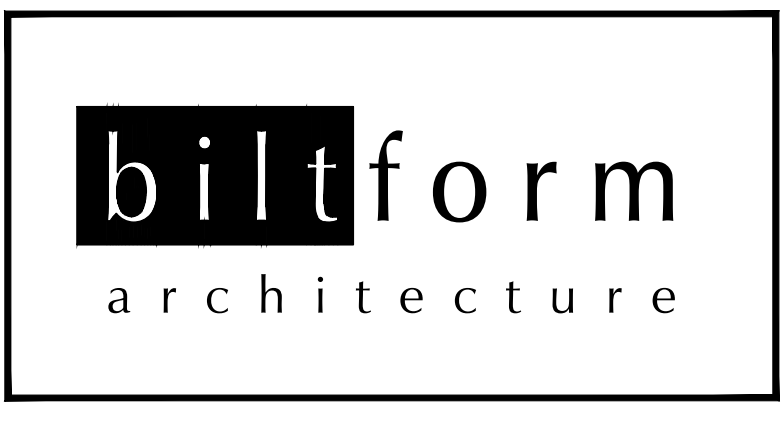
## NPR LONE STAR DEVELOPMENT LLC

REVISIONS:	
1	
2	
3	
4	
5	
JOB NO:	24-028
DATE:	June 25th, 2024
SCALE:	1/8" = 1'-0"
SHEET NO:	

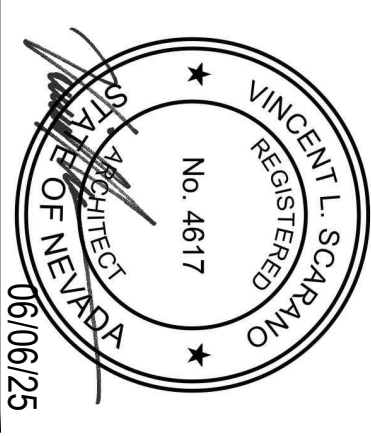
### BUILDING TYPE 1 EXTERIOR ELEVATIONS

## A5.3.0





biltform architecture  
group  
of nevada, inc.  
11460 north cave creek road · suite 11  
phoenix · arizona 85020  
Phone 602/285.9290 Fax 602/285.9229



# PECOS AND ROME

Apartment Homes

6555 N. PECOS ROAD, NORTH LAS VEGAS, NEVADA 89086

## NPR LONE STAR DEVELOPMENT LLC

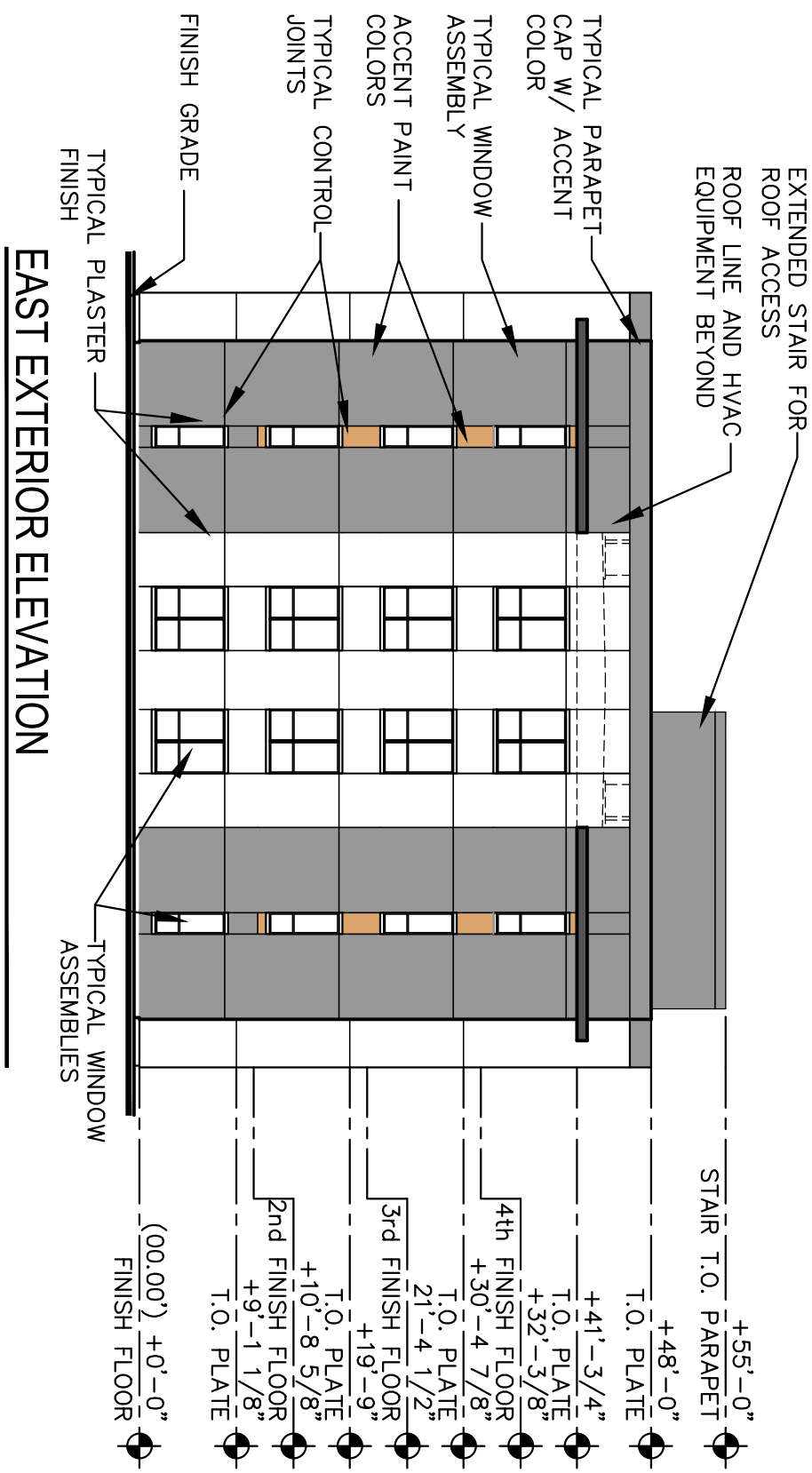
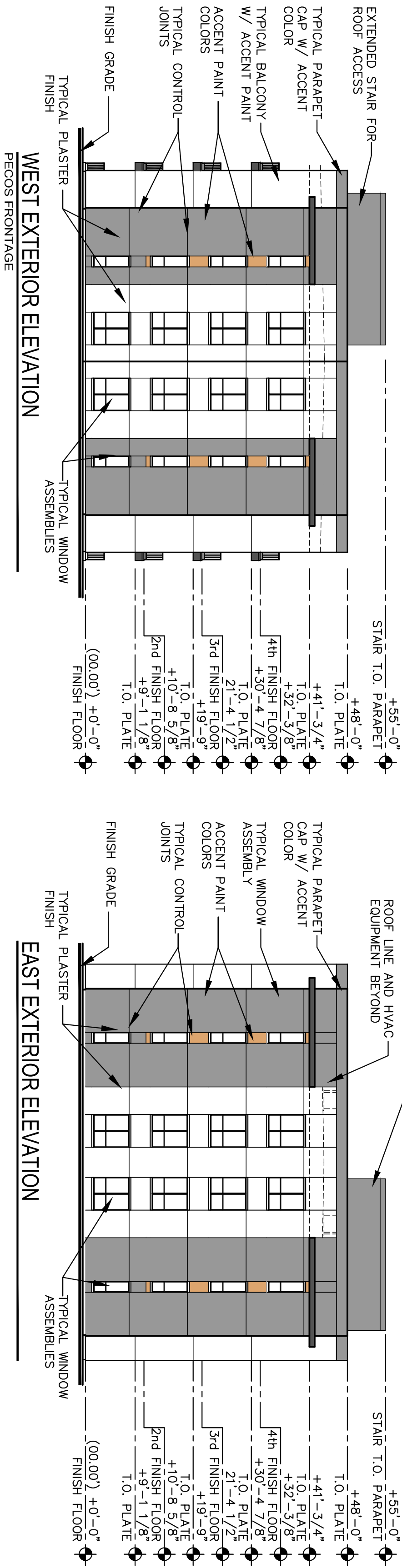
REVISIONS:
------------

1	
2	
3	
4	
5	

JOB NO.	24-028
DATE:	June 25th, 2024
SCALE:	1/8" = 1'-0"
SHEET NO.:	

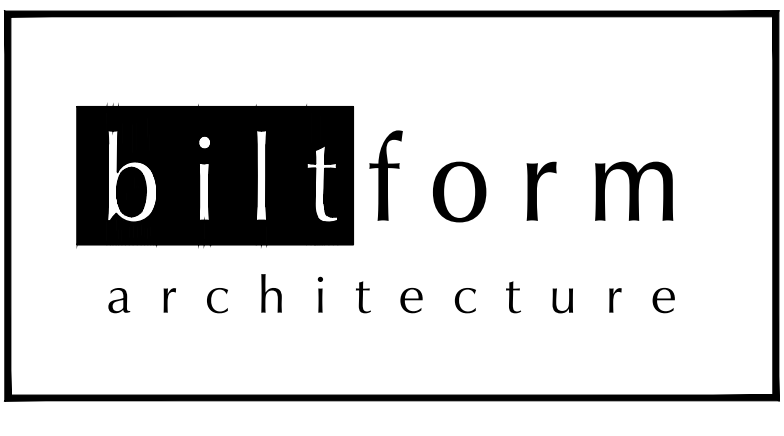
### BUILDING TYPE 2 EXTERIOR ELEVATIONS

A6.3.0

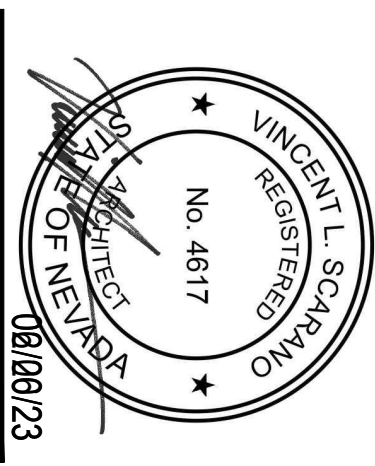




TOTAL UNIT MIX					
	1ST FLR.	2ND FLR.	3RD FLR.	4TH FLR.	TOTAL
1BD	2	2	4	2	6
2BD	4	4	4	4	16
3BD	9	10	10	10	39
4BD	3	3	3	3	12
TOTAL	16	19	19	19	73

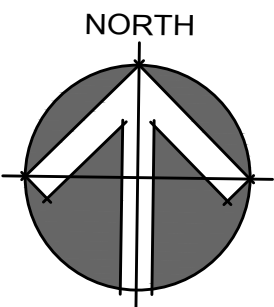


biltform  
group  
of nevada, inc.  
11460 north cave creek road · suite 11  
phoenix · arizona 85020  
Phone 602.285.9200 Fax 602.285.9229



PECOS AND ROME  
Apartment Homes  
6555 N. PECOS ROAD, NORTH LAS VEGAS, NEVADA 89086

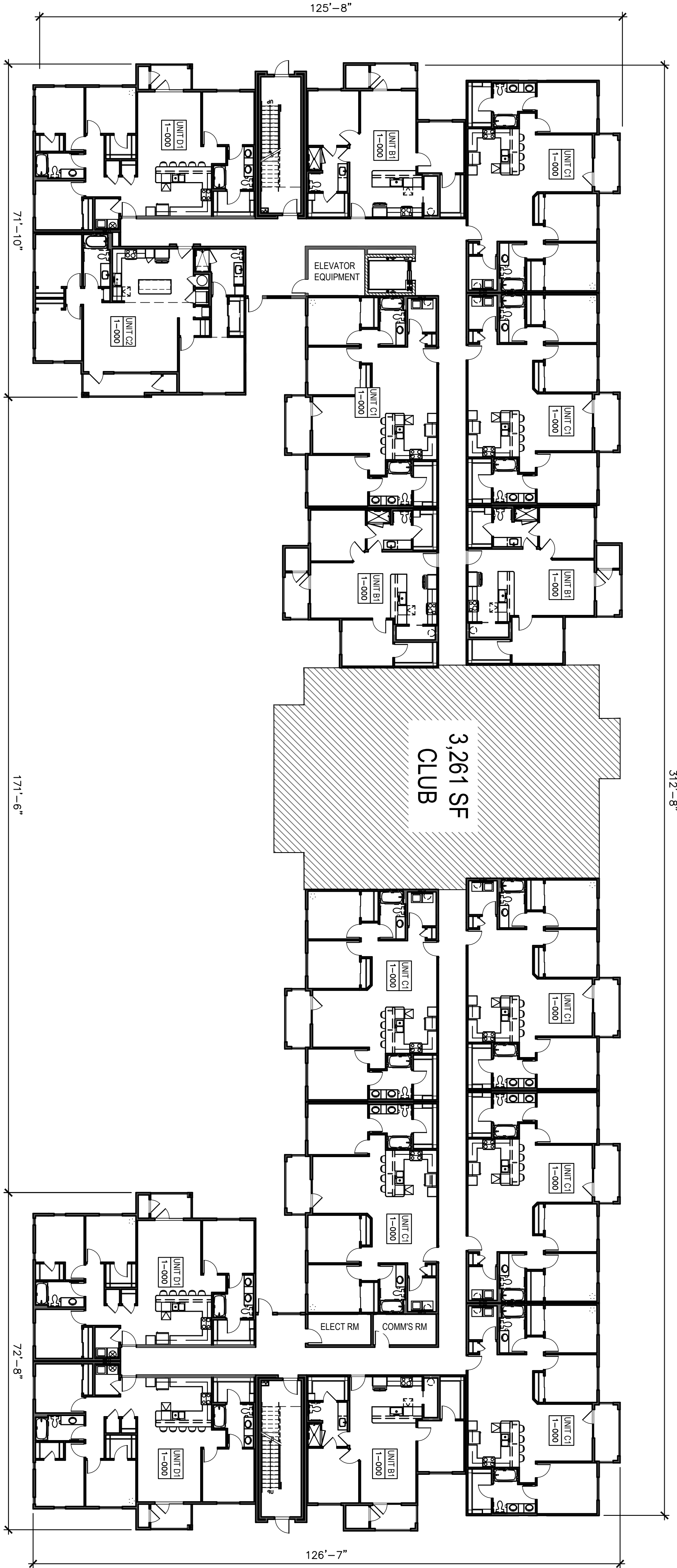
NRP LONE STAR DEVELOPMENT LLC



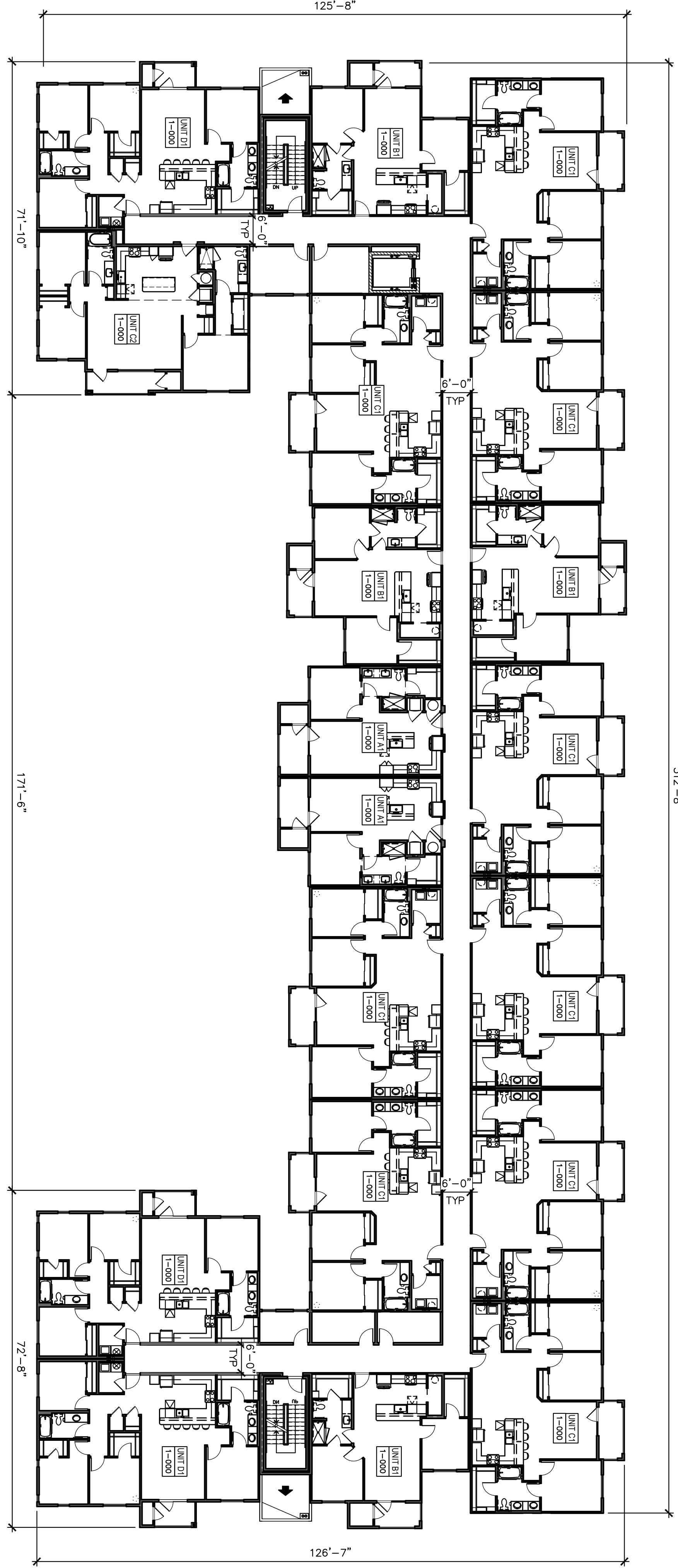
REVISIONS:			
Δ -			
Δ -			
Δ -			
Δ -			
Δ -			
Δ -			
JOB NO. 24.028			
DATE: February 7th, 2024			
SCALE: 1/8" = 1'-0"			
SHEET NO.:			

BUILDING TYPE 1  
1ST - 4TH FLOOR PLANS

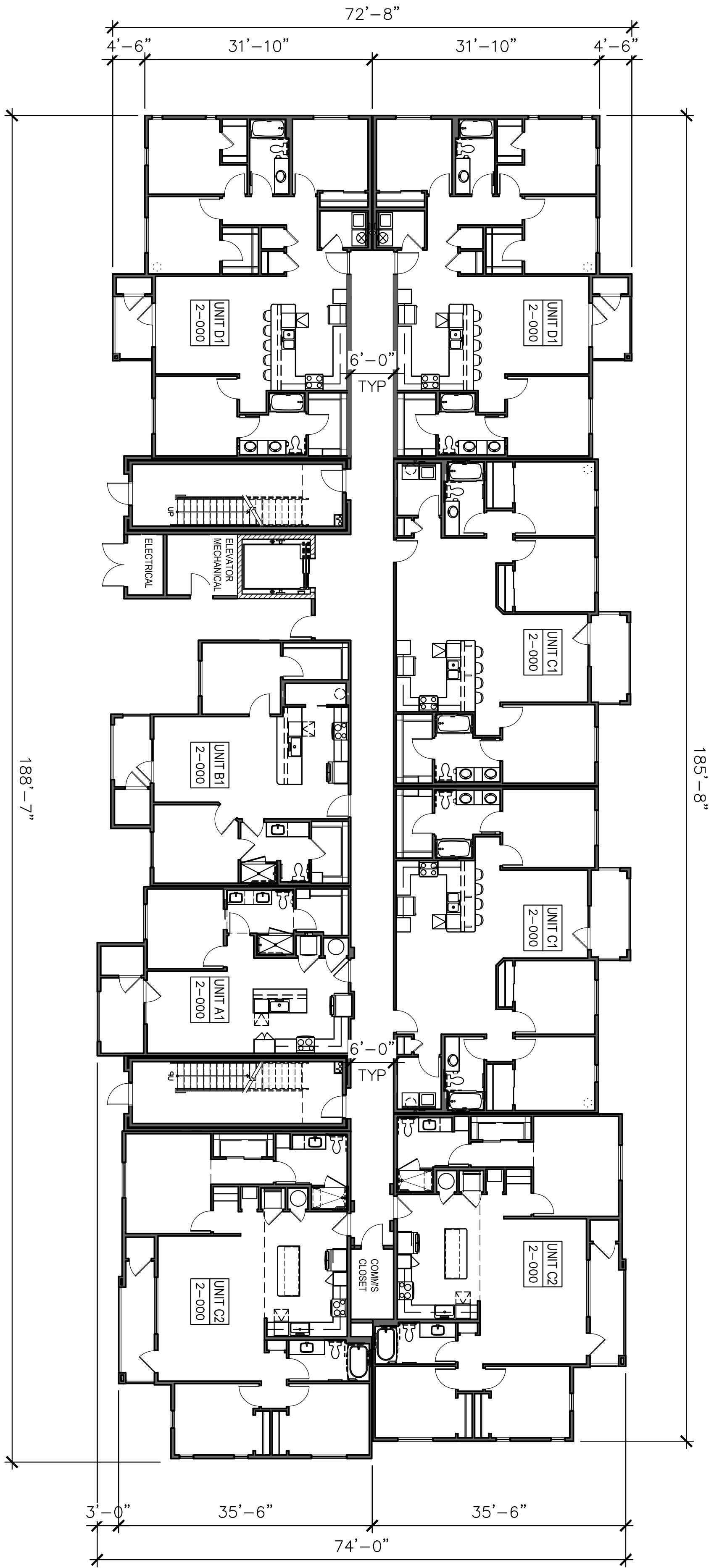
A5.1.0



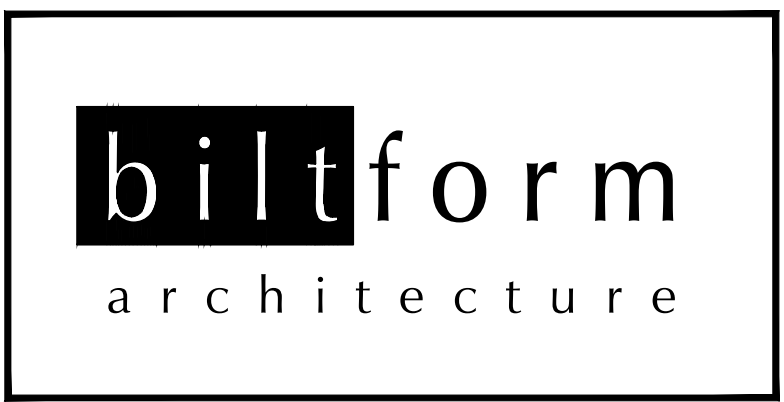
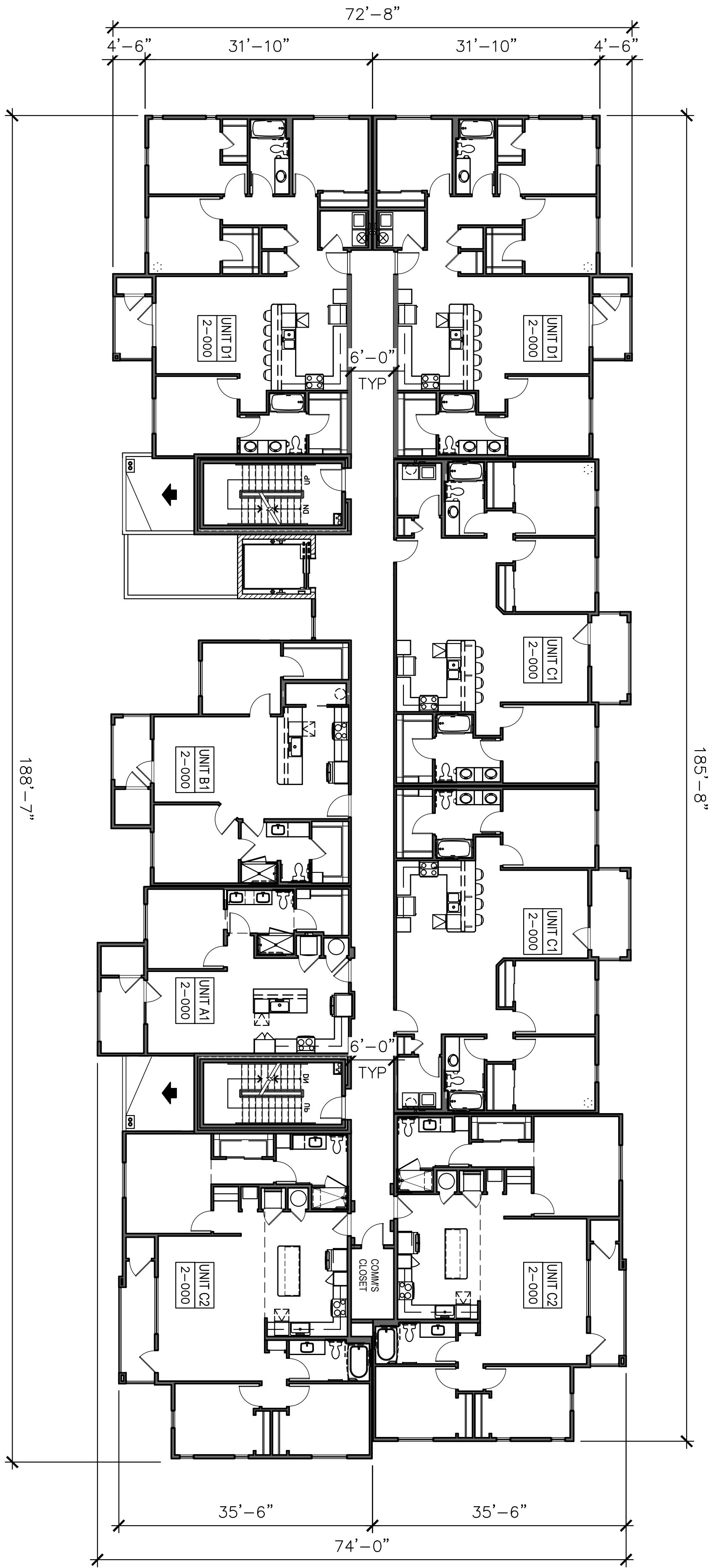
FIRST FLOOR PLAN



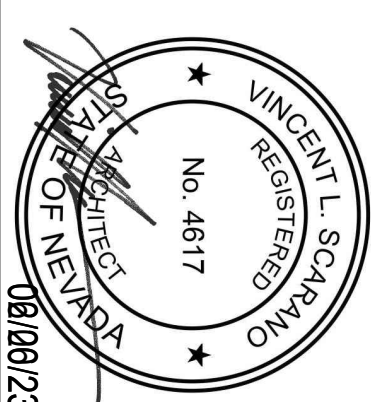
SECOND - FOURTH FLOOR PLAN



TOTAL UNIT MIX					
	1ST FLR	2ND FLR	3RD FLR	4TH FLR	TOTAL
1BD	1	1	1	1	4
2BD	1	1	1	4	4
3BD	4	4	4	4	16
4BD	2	2	2	8	8
TOTAL	8	8	8	28	32



biltform architecture  
group  
of nevada, inc.,  
11460 north cave creek road, suite 11  
phoenix, arizona 85020  
Phone 602.285.9200 Fax 602.285.9229

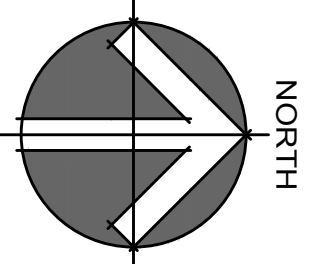


## PECOS AND ROME

Apartment Homes

6555 N. PECOS ROAD, NORTH LAS VEGAS, NEVADA 89086

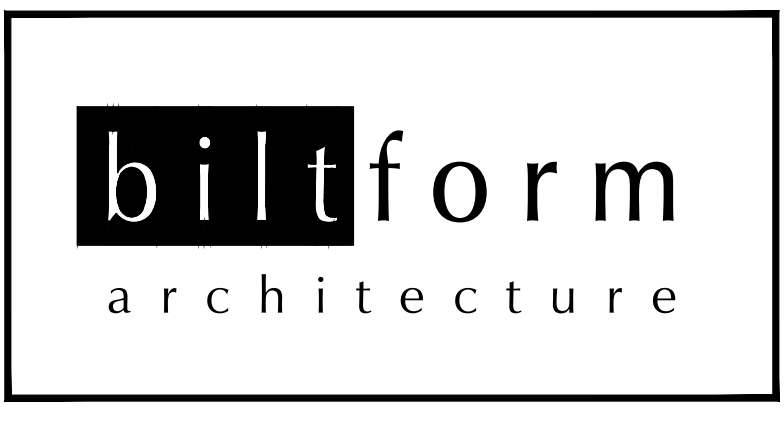
# NRP LONE STAR DEVELOPMENT LLC



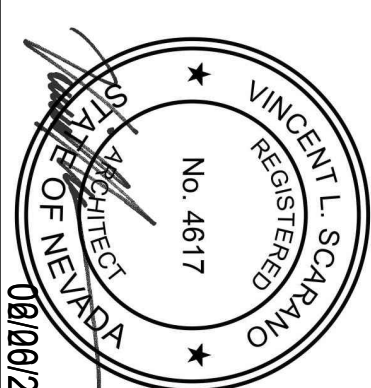
REVISIONS:		
△	-	
△	-	
△	-	
△	-	
△	-	
△	-	
JOB NO.	24-028	
DATE:	February 7th, 2024	
SCALE:	1/8" = 1'-0"	
SHEET NO.:		

BUILDING TYPE 2  
1ST - 4TH FLOOR PLANS

A6.1.0



biltform architecture  
Group  
of nevada, inc.  
11460 north cave creek road • suite 11  
phoenix • arizona 85020  
Phone 602.285.9200 Fax 602.285.9229



# PECOS AND ROME

Apartment Homes

6555 N. PECOS ROAD, NORTH LAS VEGAS, NEVADA 89086

## NRP LONE STAR DEVELOPMENT LLC

REVISIONS:
Δ -
Δ -
Δ -
Δ -
Δ -
Δ -

JOB NO. 24-028

DATE February 7th, 2024

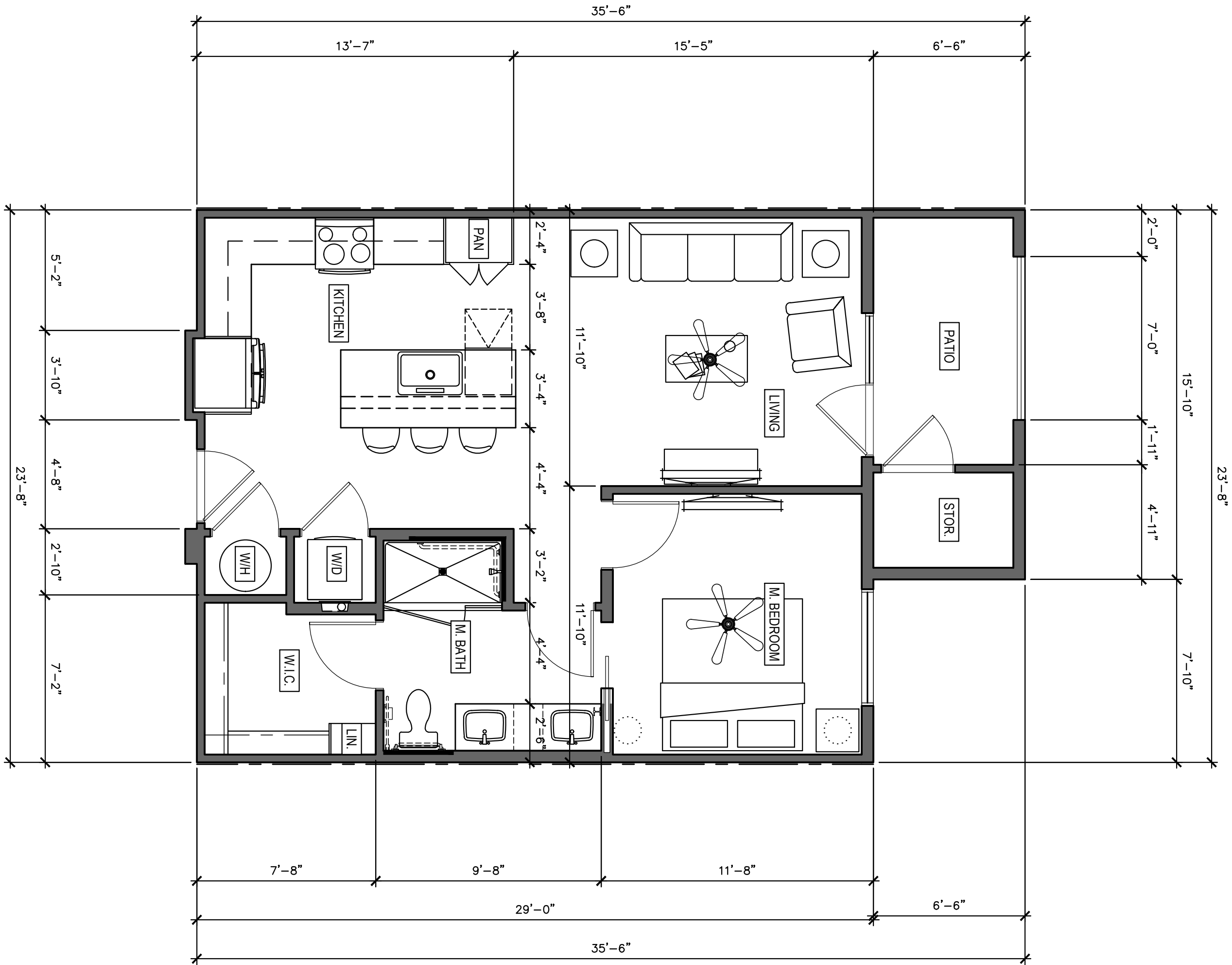
SCALE: 1/4" = 1'-0"

SHEET NO:

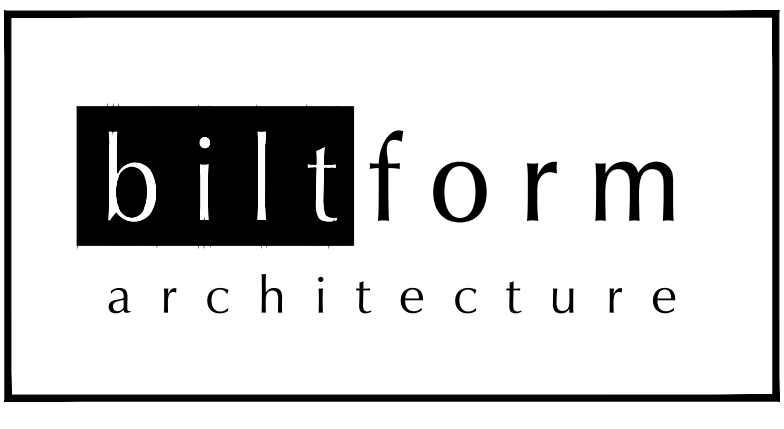
ONE BEDROOM  
UNIT PLAN

A2.1.0  
UNIT PLANS

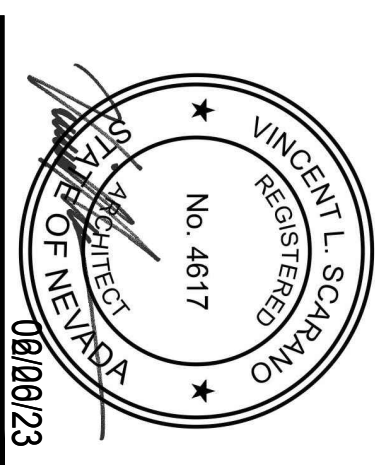
© BILTFORM ARCHITECTURE GROUP, INC.



NET LIVABLE AREA:	
LIVABLE:	647 S.F.
PATIO:	63 S.F.
STORAGE:	24 S.F.
TOTAL:	734 S.F.
GROSS LIVABLE AREA:	
LIVABLE:	693 S.F.
PATIO:	71 S.F.
STORAGE:	32 S.F.
TOTAL:	796 S.F.



biltform architecture  
group  
of nevada, inc.  
11460 north cave creek road • suite 11  
phoenix • arizona 85020  
Phone 602.285.9200 Fax 602.285.9229



# PECOS AND ROME

Apartment Homes

6555 N. PECOS ROAD, NORTH LAS VEGAS, NEVADA 89086

## NRP LONE STAR DEVELOPMENT LLC

REVISIONS:	
△ -	

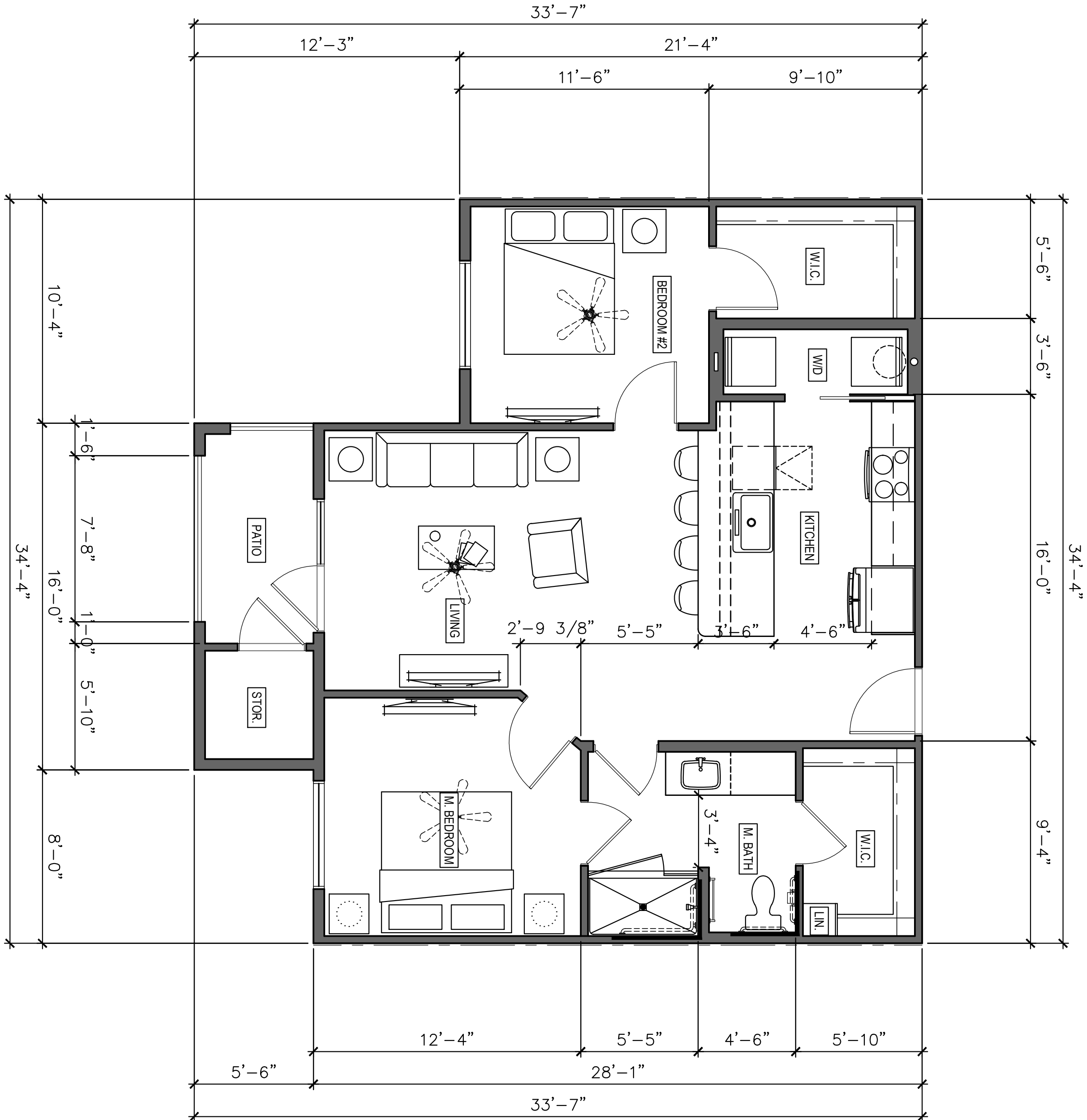
△ -	
△ -	
△ -	
△ -	
△ -	
△ -	

JOB NO.	24-028
DATE	February 7th, 2024
SCALE	1/4" = 1'-0"
SHEET NO.	

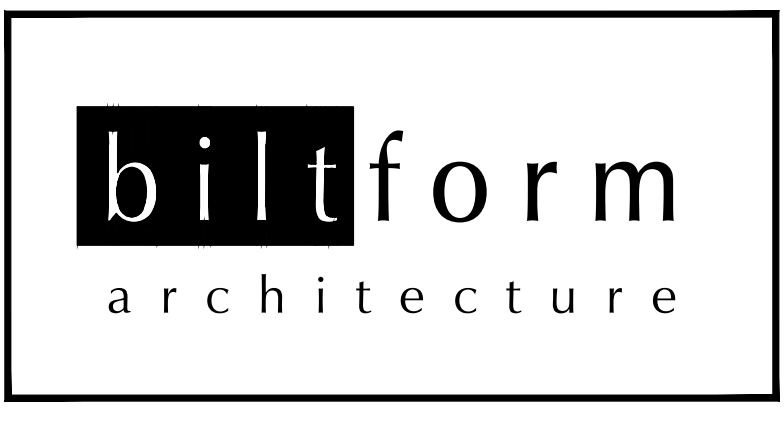
TWO BEDROOM  
UNIT PLAN

A2.2.0  
UNIT PLANS

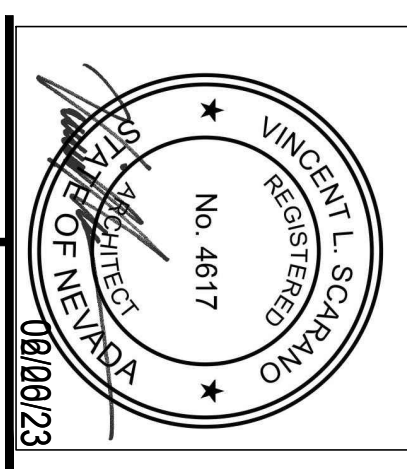
© BILTFORM ARCHITECTURE GROUP, INC.



UNIT B1	
NET LIVABLE AREA:	
LIVABLE:	947 S.F.
PATIO:	77 S.F.
STORAGE:	24 S.F.
TOTAL:	928 S.F.
GROSS LIVABLE AREA:	
LIVABLE:	900 S.F.
PATIO:	64 S.F.
STORAGE:	32 S.F.
TOTAL:	996 S.F.



biltform architecture  
Group  
of nevada, inc.  
11460 north cave creek road • suite 11  
phoenix • arizona 85020  
Phone 602.285.9200 Fax 602.285.9229



# PECOS AND ROME

Apartment Homes

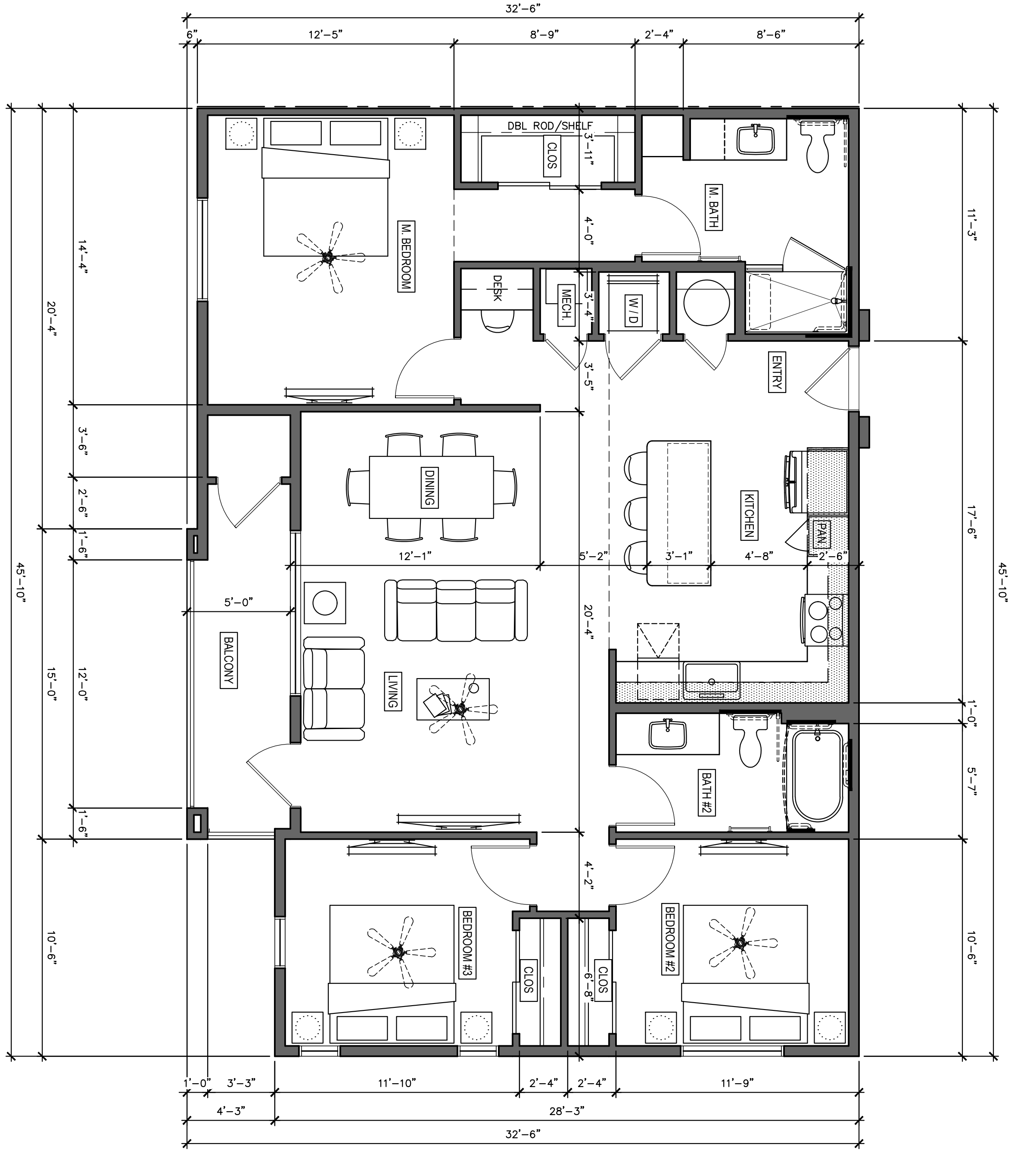
6555 N. PECOS ROAD, NORTH LAS VEGAS, NEVADA 89086

## NRP LONE STAR DEVELOPMENT LLC

### THREE BEDROOM UNIT PLANS

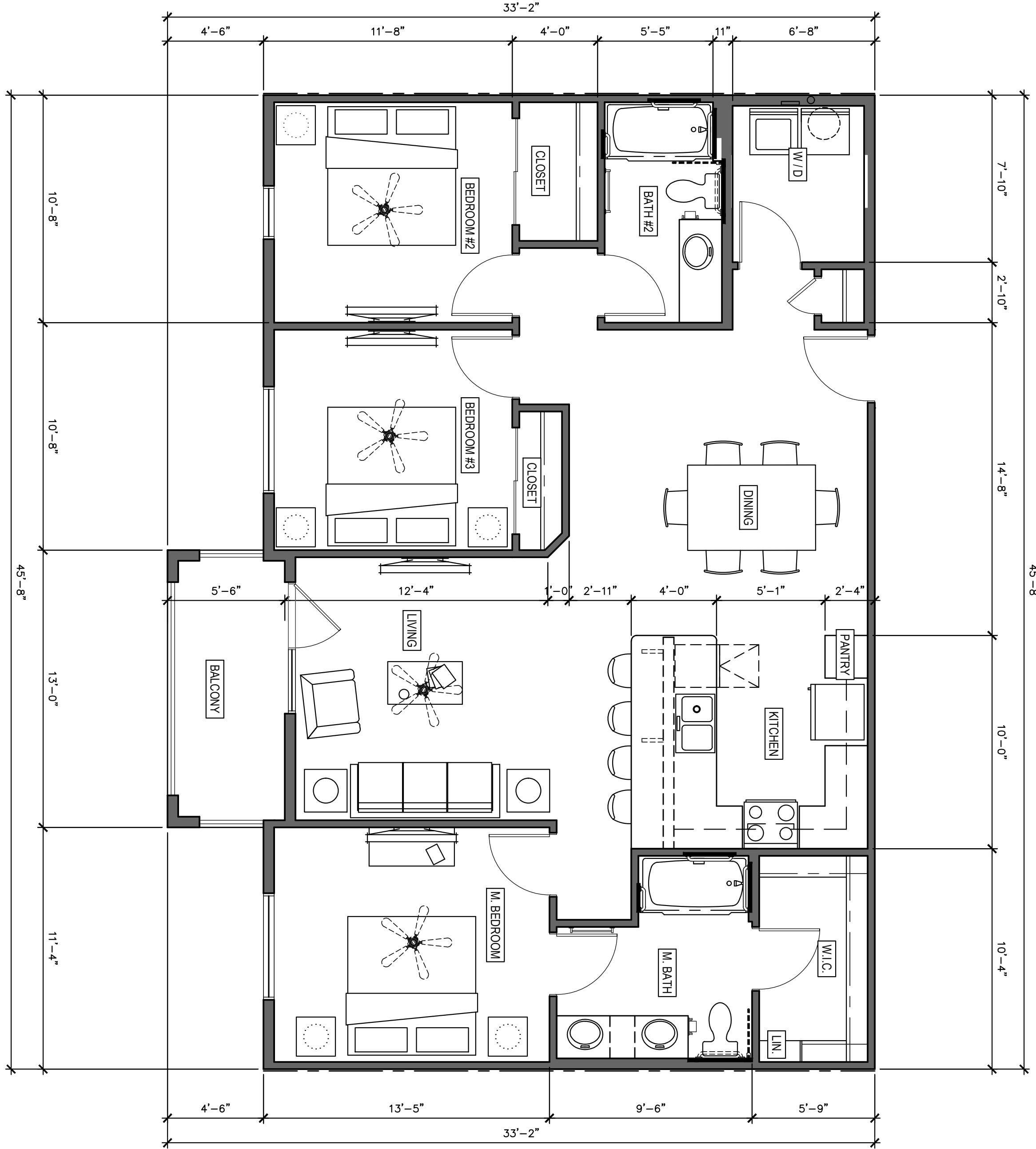
## A2.3.0

UNIT PLANS



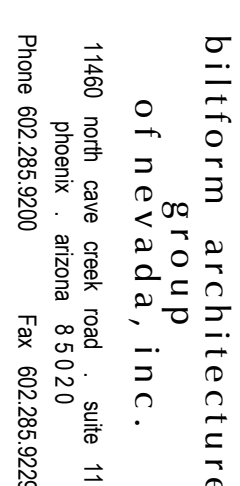
NET LIVABLE AREA:	
LIVABLE:	1,261 S.F.
PATIO:	86 S.F.
STORAGE:	126 S.F.
TOTAL:	1,339 S.F.
GROSS LIVABLE AREA:	
LIVABLE:	1,338 S.F.
PATIO:	31 S.F.
STORAGE:	15 S.F.
TOTAL:	1,444 S.F.

UNIT C2



NET LIVABLE AREA:	
LIVABLE:	1,236 S.F.
PATIO:	62 S.F.
STORAGE:	8 S.F.
TOTAL:	1,298 S.F.
GROSS LIVABLE AREA:	
LIVABLE:	1,303 S.F.
PATIO:	70 S.F.
STORAGE:	0 S.F.
TOTAL:	1,373 S.F.

UNIT C1



PECOS AND ROME  
Apartment Homes  
6555 N. PECOS ROAD, NORTH LAS VEGAS, NEVADA 89086

---

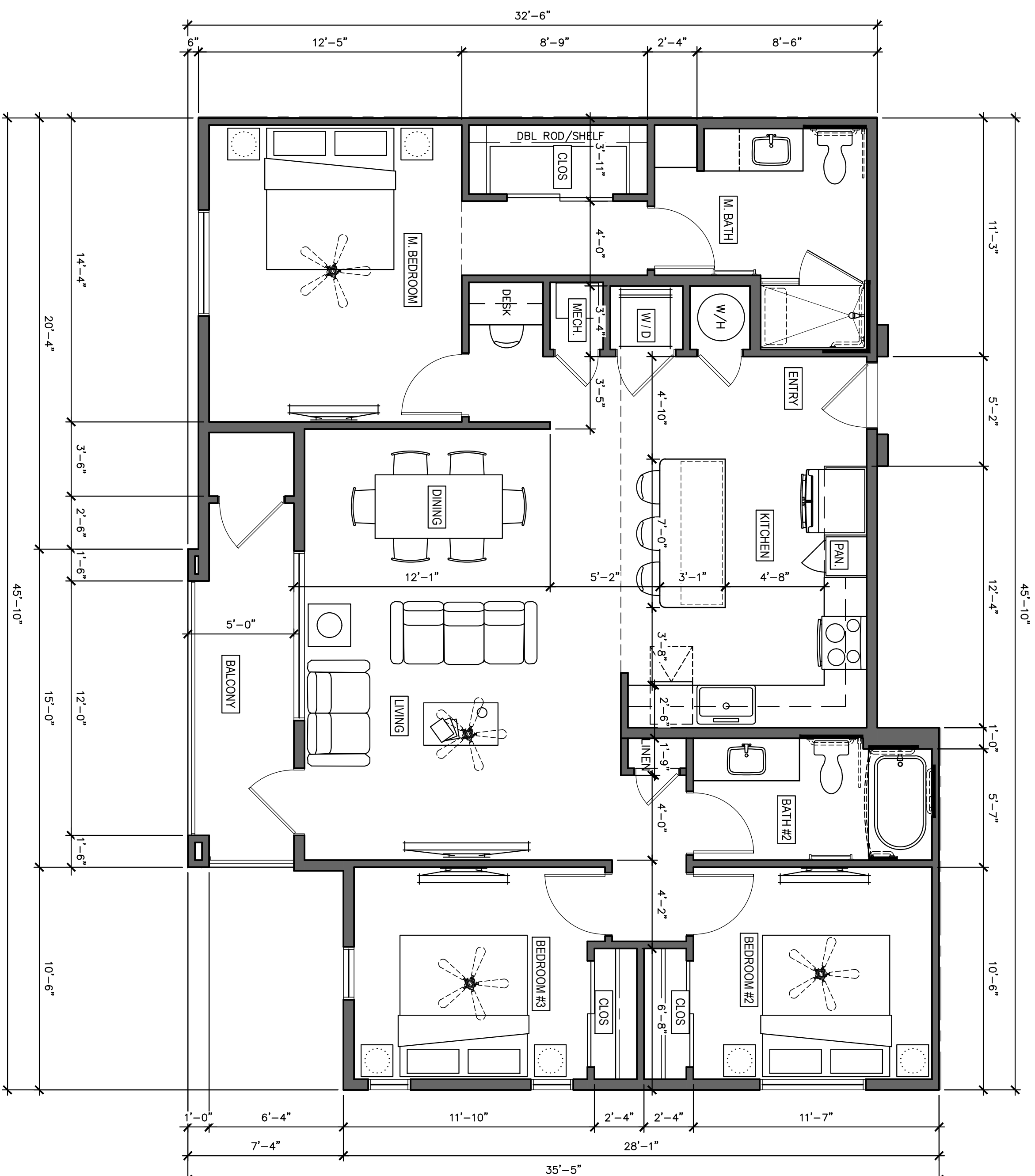
NRP LONE STAR DEVELOPMENT LLC

6555 N. PECOS ROAD, NORTH LAS VEGAS, NEVADA 89086

REVISIONS:	
1	-
2	-
3	-
4	-
5	-
JOB NO.	24-026
DATE	February 7th, 2023
SCALE	1/4" = 1'-0"
SHEET NO.	

## A2.3. UNIT PLANS

© BILTFORM ARCHITECTURE GROUP, INC.



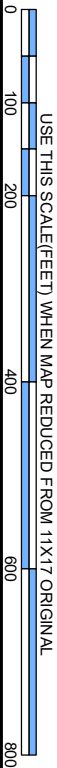
UNIT C2 (ALT UNIT @ BLDG END)

NET LIVABLE AREA:	
LIVABLE:	1,277 S.F.
PATIO:	86 S.F.
STORAGE:	12 S.F.
TOTAL	1,375 S.F.
GROSS LIVABLE AREA:	
LIVABLE:	1,356 S.F.
PATIO:	91 S.F.
STORAGE:	15 S.F.
TOTAL	1,464 S.F.

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.

NOTES  
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.



MAP LEGEND

	PARCEL BOUNDARY		CONDOMINIUM UNIT
	SUB BOUNDARY		AIR SPACE PCL
	PM/LD BOUNDARY		RIGHT OF WAY PCL
	ROAD EASEMENT		SUB-SURFACE PCL
	MATCH / LEADER LINE		
	HISTORIC LOT LINE		
	HISTORIC SUB BOUNDARY		
	HISTORIC PM/LD BOUNDARY		
	SECTION LINE		

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

BOOK  
T19S R61E

SEC.  
24

MAP  
S 2 SE 4

124-24-8

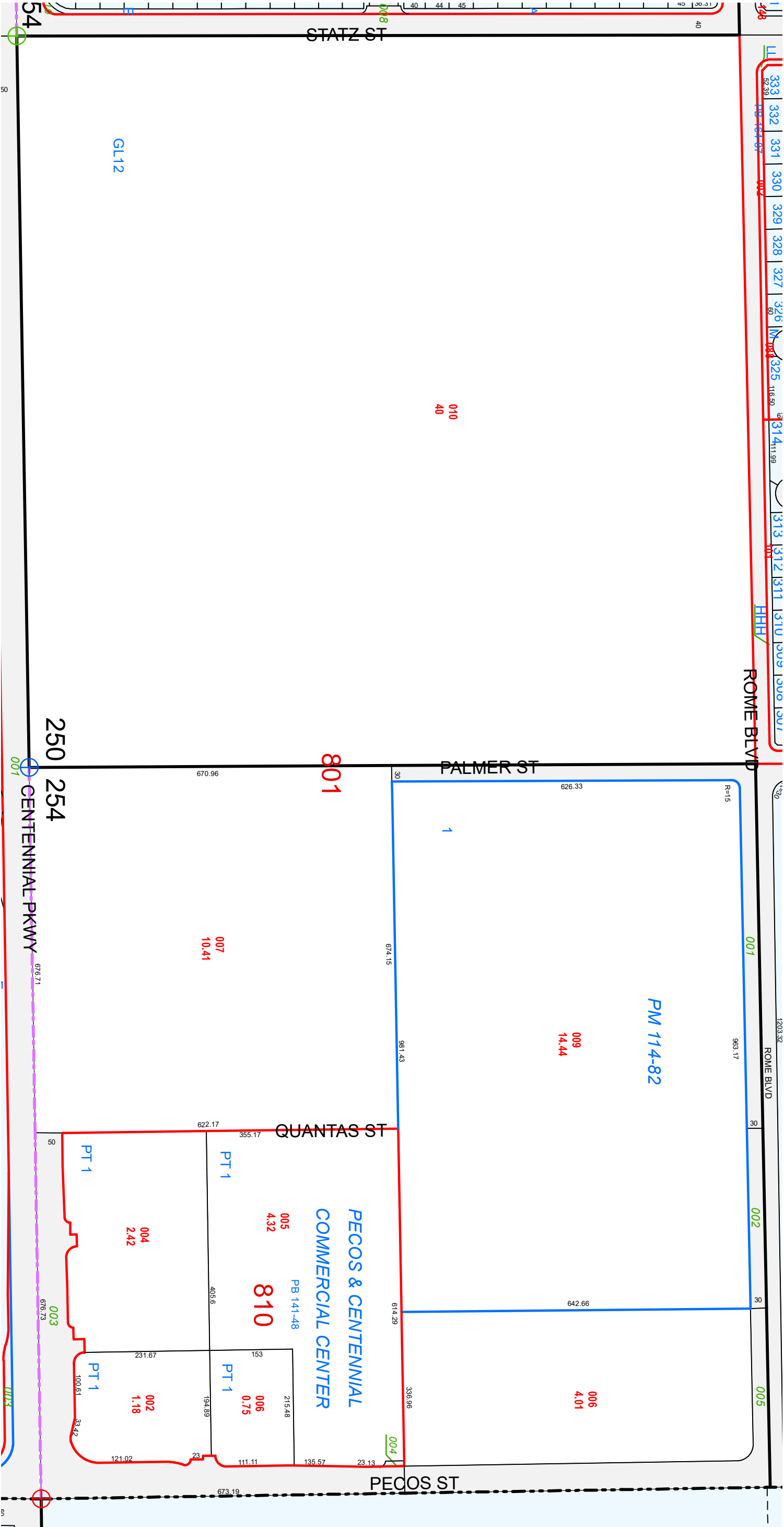
100	101	102	103
125	124	123	122
138	139	140	141

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

Scale: 1" = 200'

Rev: 5/16/2024

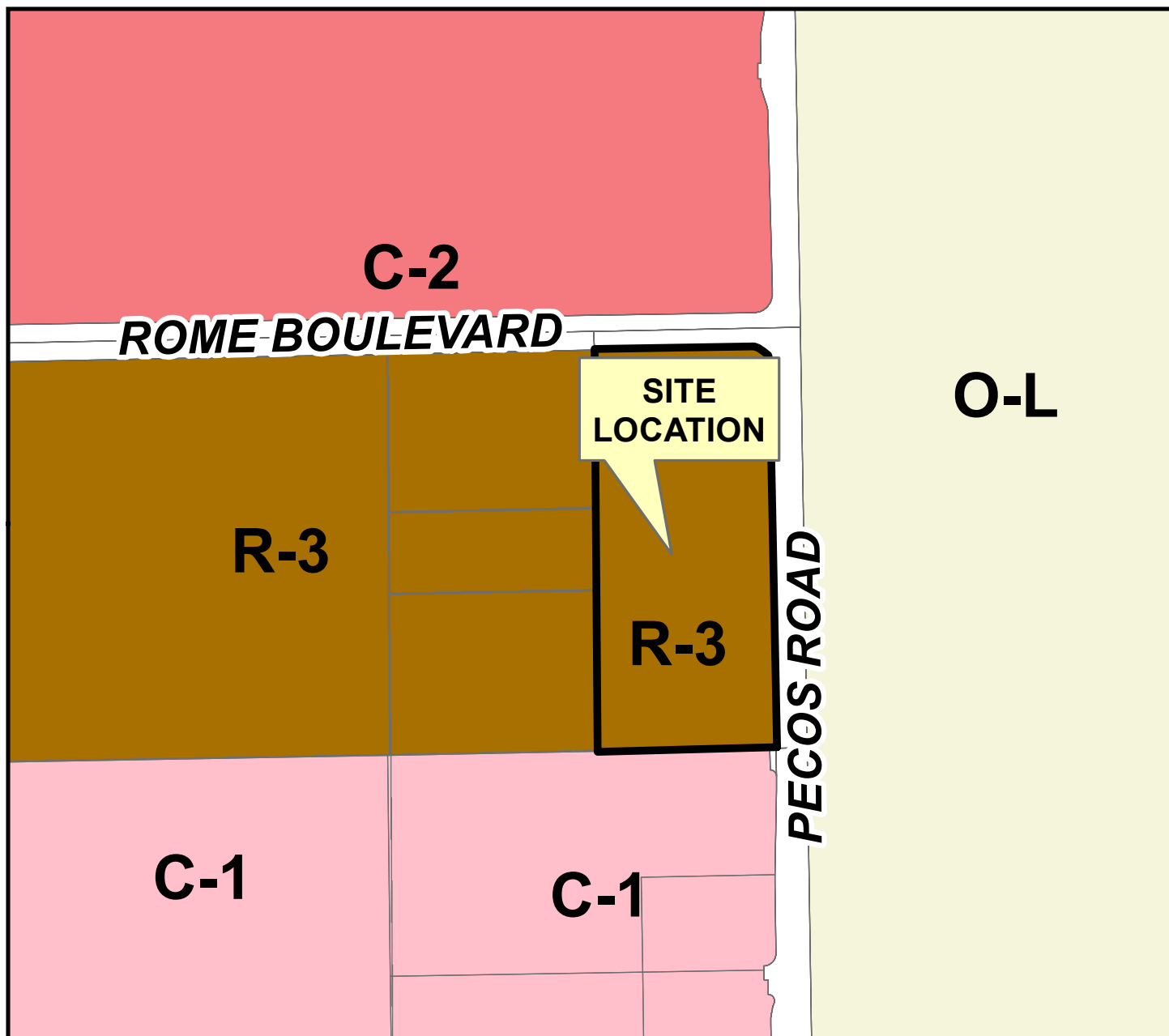
5	1	5	1
---	---	---	---





# THE CITY OF NORTH LAS VEGAS

## Location & Zoning Map



Applicant: The NRP Group, LLC  
Application: Variance  
Request: To Allow an Overall Building Height of 58 Feet where  
35 Feet is the Maximum Allowed Height  
Project Info: Generally Located on the Southwest Corner of Pecos  
Road and Rome Boulevard  
Case Number: VN-06-2024

07/15/2024

