

CITY OF NORTH LAS VEGAS
INTEROFFICE MEMORANDUM

To: Planning Commission
From: Janice Thomas, Fire Protection Specialist
Subject: T-1418 and related items AMP-09-17 | ZN-25-17
Date: July 11, 2017

The Fire Prevention is not opposed to this application.

For informational purposes only:

1. Design for fire access, water supply and building requirements shall be based on *the 2012 International Fire Code* as amended by the City of North Las Vegas Fire Prevention.
2. Approved secondary access for ingress shall be provided for 20 or more dwelling units.
3. All portions of the exterior ground floor walls of the proposed homes or structures are to be within 150 feet of an approved fire apparatus access road, as measured from the road along the exterior of the home to the furthest point as the hose lies.
4. Fire apparatus access roads shall have an unobstructed clear width of not less than 36 feet, measured face of curb to face of curb. Fire apparatus access roads may be reduced to 24 feet (7315 mm) in width provided that all homes are provided with an approved automatic sprinkler system and on-street parking is prohibited.
5. The required turning radius of a fire apparatus access road shall be no less than 28 feet inside turning radius and 52 feet outside turning radius.
6. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus, with a minimum vehicle load of 33,000 pounds per axle, and shall be surfaced and paved so as to provide all-weather driving capabilities.
7. The grade of the fire apparatus access road shall not exceed 12%. The angles of approach and departure for fire apparatus access roads shall be a maximum of 6% grade for 25 feet of approach/departure.
8. Red-painted curbs and appropriate signage are required to maintain the minimum required access road width of 36 feet.
9. Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved area for turning around the fire apparatus. For single-family homes, a clear turnaround with a diameter of 90 feet to face of curb shall be provided.
10. An approved water supply capable of supplying the required fire flow for fire protection shall be provided.
11. Fire hydrants shall be provided along required fire apparatus access roads. In all residential areas (R-3 occupancies and single-family dwellings built under the IRC only), hydrants shall be spaced not to exceed 500 feet, or 600 feet if all homes are protected by approved automatic fire sprinkler systems.
12. Fire hydrants shall be located 4 feet to 7 feet from the back of curb. Where it is not possible to locate the hydrant a minimum of 4 feet from the back of the curb, the hydrant shall be protected against vehicular impact in accordance with Section 312. A perimeter around the hydrant measuring a minimum of 3 feet from its exterior shall be maintained clear of all obstructions at all times.
13. The maximum distance from a one- or two-family dwelling to a fire hydrant shall not exceed 300 feet, as measured from an approved point on a street or road frontage to a fire hydrant. An approved point is defined as the property line furthest from the hydrant, at a right angle to the street.
14. Where streets are provided with median dividers, or have four or more travel lanes and a traffic count of more than 30,000 vehicles per day, hydrants shall be spaced at a maximum of 1,000 feet along both sides of the street; arranged on an alternating basis at 500-foot intervals.

15. Where new water mains are extended along streets where hydrants are not needed for protection of structures or similar fire problems, fire hydrants shall be provided at spacing not to exceed 1,000 feet to provide water for transportation hazards.
16. Two sources of water supply are required whenever 4 or more fire hydrants and/or sprinkler (per Section 903.3.1.1 and/or 903.3.1.2) lead-ins are installed on a single system.
17. For systems required to have two sources of water supply per C104.1, sectional control valves shall be installed so that no more than 2 fire hydrants and/or fire sprinkler (per Section 903.1.1 and/or 903.3.1.2 only) lead-ins can be out of service due to a service interruption. For systems permitted to have one source of water supply per C104.1, sectional control valves shall be installed so that no more than 3 fire hydrants and/or fire sprinkler (per Section 903.1.1 and/or 903.3.1.2 only) lead-ins can be out of service due to a service interruption.

Janice Thomas, Fire Protection Specialist

June 27, 2017



3203 E. Warm Springs Road Suite 400
Las Vegas, NV 89120
(702) 586-9296

Mr. Robert Eastman
Principal Planner
Planning and Zoning Department
City of North Las Vegas
2250 Las Vegas Boulevard North
North Las Vegas, NV 89030

Re.: Letter of Intent for Lone Mountain Losee Project (Comprehensive Land Plan Amendment Rezoning and Tentative Map - APN: 124-35-803-006)

Mr. Eastman,

On behalf of Beazer Homes, we have provided this Letter of Intent and correlating submittal requirements for the Land Development Task Force to discuss the subject project. **Our client is proposing Re-Zone the subject project from the current C-1 zoning designation to R-CL (Single-Family Compact Residential), as well as process a Comprehensive Land Plan Amendment from Neighborhood Commercial to Single Family Medium in support of the proposed R-CL zoning.**

Site Description

The project is located on the northwest corner of the intersection of Lone Mountain Road and Losee Road within the City of North Las Vegas. The project site is the Southwest Quarter (SE ¼) of the Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) of Section 35, Township 19 South, Range 62 East, M.D.M., City of North Las Vegas, Nevada commonly known as APN: 124-35-803-006. The project site is cumulatively comprised of approximately 10.0± gross acres.

The site is bounded to the north and west by an existing PUD (Planned Unit Development), to the east by C-1 (Neighborhood Commercial), and to the south by M-2 (General Industrial).

Zone Change

The project site has a land use designation and zoning designation of **Neighborhood Commercial (C-1)**. The applicant is proposing to develop 61 single family residential lots on the overall project site for a density of 6.1 units per acre. The applicant is seeking the **R-CL zoning** accommodate the proposed lots sizes (3,600 sf typical lot). The applicant is requesting an Amendment to the Comprehensive Plan the project site to **Single Family Medium** to allow for single Family Development.

PUD zoning requires a minimum 600 sf of open space per residential lot. Said calculation would yield 36,600 sf of open space required for the proposed 61 lots within this proposed community. Onsite open space includes Common Element A, a large 29,153 sf area in the middle of project, and Common

Element B, a smaller 3,018 square foot open area in the southeast corner of the site, constitute the proposed 32,171 square feet of onsite open space listed on the provided site plan. The onsite open space will be constructed with, a dog run, benches, grills, and trash cans. The applicant will utilize the perimeter landscaping towards the overall open space requirement by adding several amenities (benches and trash cans) to the to the 8,343 square feet of perimeter open scape adjacent to Losee Road to compensate for the 4,429-square foot shortage of onsite open space.

The project will have an entry on both Losee Road and Lone Mountain Road. The interior public streets are 47-foot wide and will yield five-foot sidewalks on both sides of the roadway.

Conclusion

The overall project will be compatible with the surrounding area and will meet the goals of the City of North Las Vegas Title 17 Zoning Ordinance criteria. If you have any questions or need any additional information, please feel free to call our office at (702) 586-9296.

Sincerely,

A handwritten signature in black ink, appearing to read "Darryl Lattimore", written over a horizontal line.

Darryl Lattimore, P.E.
President

June 20, 2017



3203 E. Warm Springs Road Suite 400
Las Vegas, NV 89120
(702) 586-9296

Mr. Robert Eastman
Principal Planner
Planning and Zoning Department
City of North Las Vegas
2250 Las Vegas Boulevard North
North Las Vegas, NV 89030

**Re.: Lone Mountain Losee Neighborhood Meeting Summary (TF-17-17)
(APN: 124-35-803-006)**

Mr. Eastman,

A neighborhood meeting was held on June 20th at 5:15pm at the Aliante Library (2400 W. Deer Springs Way). There was one couple (2 residents) in attendance. The neighborhood feedback was extremely positive since the proposed community is similar to the adjacent communities. The following comments were made:

- Will there be access to Losee, but not truly concerned with this item
- The residents relayed they could be contacted regarding support for the project

If you have any questions or need any additional information, please feel free to call our office at (702) 586-9296.

Sincerely,

A handwritten signature in blue ink, appearing to read "Darryl Lattimore". The signature is written in a cursive, flowing style.

Darryl Lattimore, P.E.
President

NOTES

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 THE SCALE (RETI) WHEN PLOTTED REDUCED FROM 11X17 ORIGINAL.

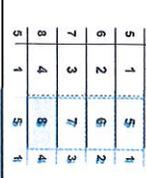
MAP LEGEND

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

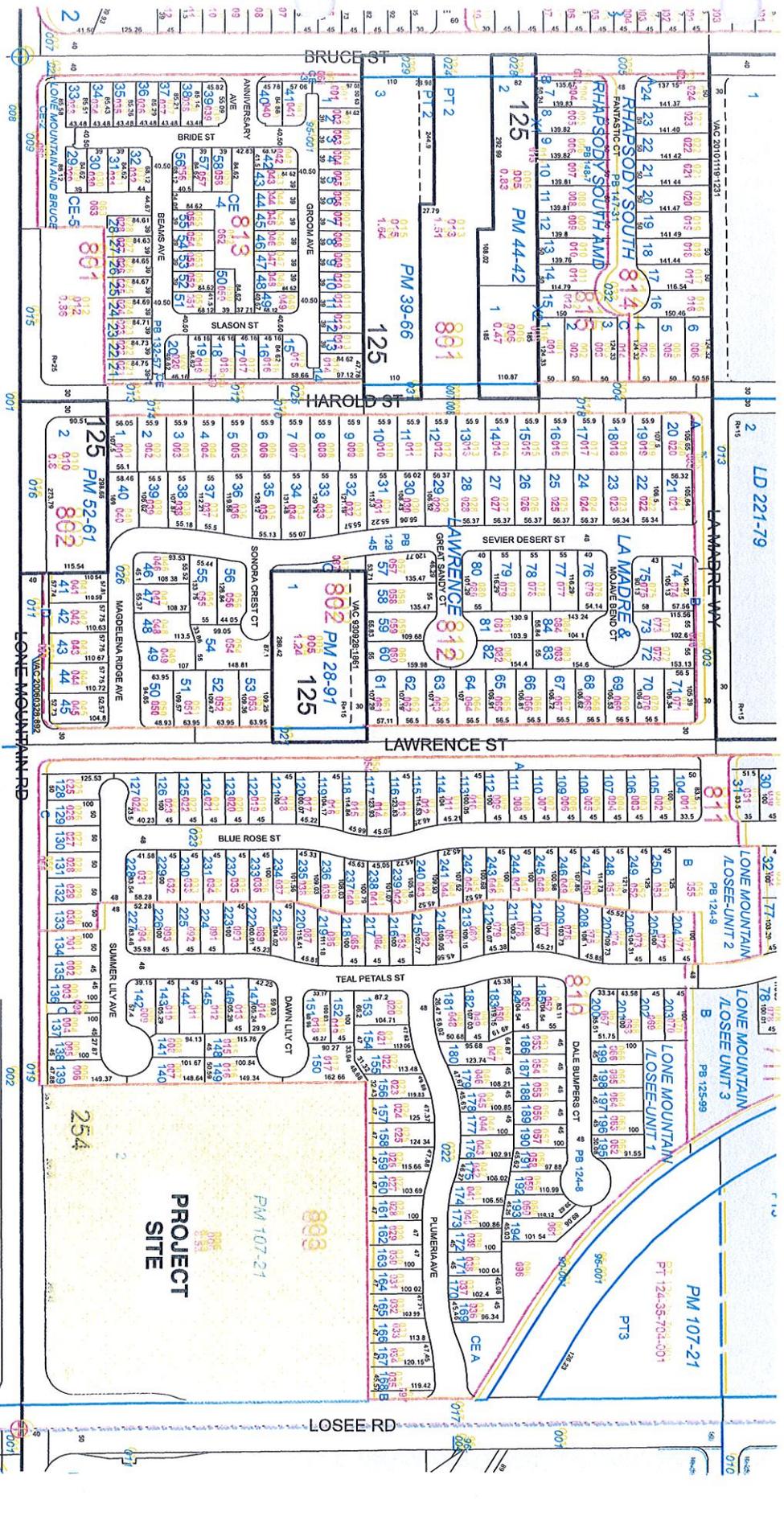
- 007 ROAD PARCEL NUMBER
- 001 PARCEL NUMBER
- 100 ACREAGE
- 202 PARCEL SUBSEQ NUMBER
- PB 24-4PLAT RECORDING NUMBER
- 5 BLOCK NUMBER
- 5 LOT NUMBER
- G.S. GOV. LOT NUMBER

BOOK	T19S R61E	SEC.	MAP
124	123	35	S 2 SE 4
139	140		

Scale:	1" = 200'	Rev:	12/19/2014
5	1	5	1



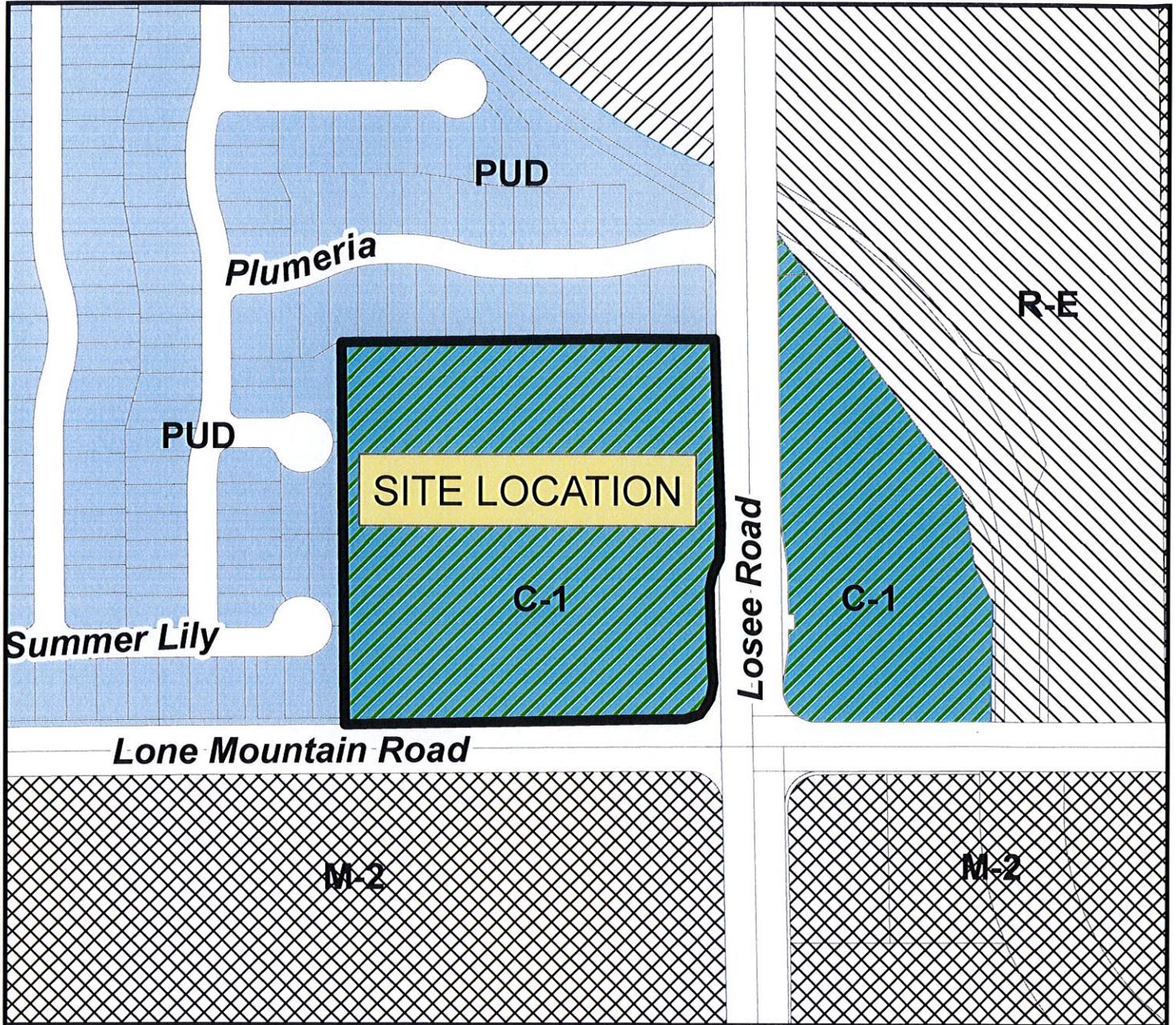
ASSESSOR'S PARCELS - CLARK CO., NV.
 Michele W. Shate - Assessor





THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: Beazer Homes
Application Type: Property Reclassification
Request: From C-1, Neighborhood Commercial District, to R-CL, Single-Family Compact Lot Residential District
Project Info: NWC of Lone Mountain Road and Losee Road
Case Number: ZN-25-17

07/03/2017

