

CITY OF NORTH LAS VEGAS

INTEROFFICE MEMORANDUM

To: Duane McNelly, Principal Planner, Land Development & Community Services
From: Jimmy Love, Major Projects Coordinator, Department of Public Works
Subject: T-MAP 04-2023 **North 5th and Washburn**
Date: May 17, 2023

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. All known geologic hazards shall be shown on all development plans and civil improvement plans submitted to the City. 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.
2. Approval of a drainage study is required prior to submittal of the civil improvement plans.
3. Approval of a traffic study is required prior to submittal of the civil improvement plans. Please contact Traffic Engineering at 633-1951 to request a scope. A queuing analysis may be required.
4. 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.
5. The project shall provide a bus turnout on N 5th Street south of Washburn Road in accordance with Uniform Standard Drawing 234.1.
6. Proposed residential driveway slopes shall not exceed twelve percent (12%).
7. The public street geometrics, width of over-pave and thickness of the pavement sections will be determined by the Department of Public Works.
8. All residential driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 222.

North 5th and Washburn

9. Dedication and construction of the following streets and/or half streets is required per the *Master Plan of Streets and Highways* and/or *City of North Las Vegas Municipal Code* section 16.24.100:
 - a. N 5th Street
 - b. Washburn Road
 - c. Eagle Way
10. The project shall provide additional right-of-way for a flared intersection on Washburn Road in accordance with Uniform Standard Drawing 201.1
11. The project shall provide right-of-way and construction of an exclusive right-turn lane on Washburn Road in accordance with Uniform Standard Drawing 246.7.
12. The Eagle Way geometrics shall be required to be designed and constructed per the *City of North Las Vegas 60' Standard Street Section with Offset Sidewalk (Modified 60')*.
13. The project will be required to provide traffic calming measures that are acceptable to Public Works along Eagle Way.
14. Per the City of North Las Vegas Private Streets Policy for Residential Development, gated access from N 5th Street is required. The project shall incorporate the gated access design into their civil improvement plans.
15. The property owner is required to grant roadway easements where public and private streets intersect.
16. A revocable encroachment permit for landscaping within the public right of way is required, if applicable.
17. All common elements shall be labeled and are to be maintained by the Homeowner Association.
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

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, Major Projects Coordinator
Department of Public Works

REVISED

LAS VEGAS OFFICE
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F: 702.796.7181

KAEMPFER

CROWELL

LEXA D. GREEN
lgreen@kcnvlaw.com
D: 702.792.7000

LETTER OF INTENT
T-MAP-04-2023
MAY 08, 2023

May 8, 2023

VIA ONLINE SUBMITTAL

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

**Re: Justification Letter – Zone Change and Tentative Map
Century Communities of Nevada, LLC
APNs: 124-34-701-034; 045; 054; 059; and 124-37-701-046**

To Whom It May Concern:

Please be advised this office represents Century Communities of Nevada, LLC (the “Applicant”) in the above-referenced matter. The proposed project is located on approximately 14.12 acres and is generally located on the southwest corner of North 5th Street and East Washburn Road. The property is more particularly described as APNs: 124-34-701-034; 045; 054; 059; and 124-37-701-046 (the “Site”). The Applicant is proposing a residential subdivision consisting of detached single-family homes. As such, the Applicant is requesting a zone change from Ranch Estates (R-E) and Neighborhood Commercial District (C-1) to Single-Family Compact Lot (R-CL) and a tentative map.

The Site is currently split-zoned R-E and C-1, with a master plan designation of Mixed-Use Neighborhood. The Applicant is requesting a property reclassification to R-CL to allow for a detached single-family residential subdivision, consisting of 99 lots, with a proposed density of 7.01 dwelling units/acre. The Applicant is proposing 41,818 square feet of open space, where 25,988 square feet is required. There will be one point of ingress and egress from North 5th Street. The proposed Site is designed to include 7 private streets throughout the development, all of which will be 47 feet wide. The lots will range in size from 3,600 square feet to 5,614 square feet.

The proposed layout and lot sizes are appropriate for the Site and compatible with the surrounding community as it sits on the corner of two heavily travelled right-of-ways, and is across the street from Mojave High School. The majority of the area consists of mid-to higher density residential uses. To the east are existing single-family residential subdivisions zoned PUD/PID with lot sizes started at approximately 3,500 square feet. To the west of the Site is a church and existing single-family residential subdivisions, with lot sizes ranging from approximately 6,000 square feet to 8,300 square feet. To the southwest of the Site, located on the southeast corner of West La Madre Way and North Commerce Street is an existing single-family residential subdivision, zoned R-CL.

KAEMPFER

CROWELL

Thank you in advance for your time and consideration regarding this application. Should you have any questions, please feel free to contact me.

Sincerely,

KAEMPFER CROWELL

A handwritten signature in blue ink, appearing to read 'Lexa D. Green', with a stylized, cursive script.

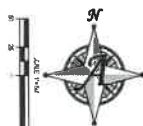
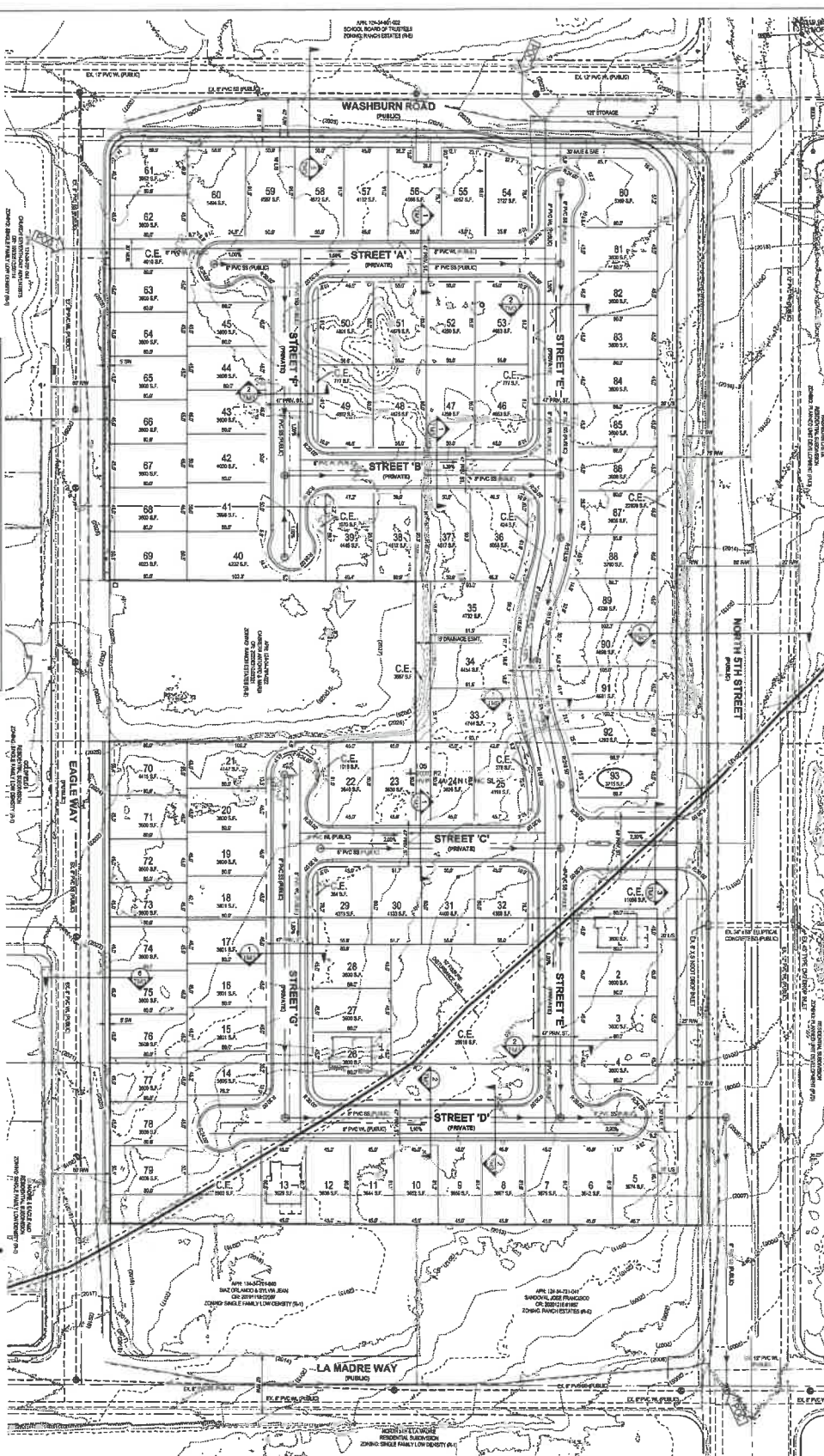
Lexa D. Green

UTILITY NOTE

THE UNDERGROUND UTILITIES AS SHOWN HEREIN HAVE BEEN LOCATED FROM OBSERVED FIELD SURVEY, ECONOMIC AND PASSING INFORMATION, INCLUDING BUT NOT LIMITED TO THE FOLLOWING: PLANS PROVIDED BY THE CLIENT, UTILITY COMPANIES AND MUNICIPAL AGENCIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN CORRESPOND TO EACH UTILITY IN THE AREA. EITHER IN REFERENCE OR ASSUMED. THE SURVEYOR FURTHER DOES NOT GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN IN THE EXACT LOCATION INDICATED ALTHOUGH IT DOES CLAIM THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE BASED ON INFORMATION AVAILABLE. THE SURVEYOR WAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

1. THERE IS A CONCERN ABOUT THE IMPACT OF THE EXISTING TRUCKING TRAFFIC OF THE PROJECT SITE, ESPECIALLY IN THE AFTERNOON AND EVENING HOURS, ON THE LOCAL RESIDENTS.
2. THE PROJECT SITE IS LOCATED WITHIN A 10-MINUTE DRIVE TO THE CITY OF KNOXVILLE INTERNATIONAL AIRPORT. THE PROJECT SITE IS LOCATED WITHIN A 10-MINUTE DRIVE TO THE CITY OF KNOXVILLE INTERNATIONAL AIRPORT.
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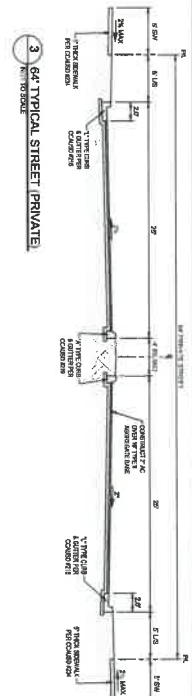
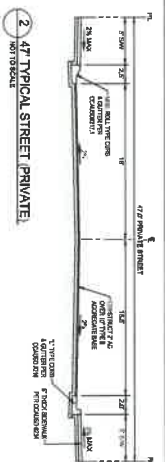
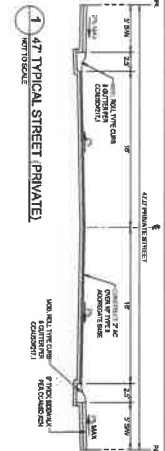
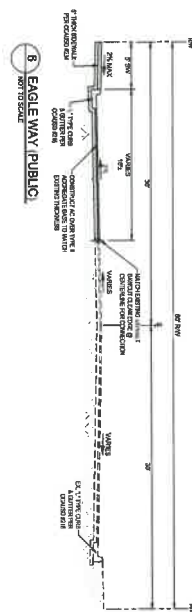
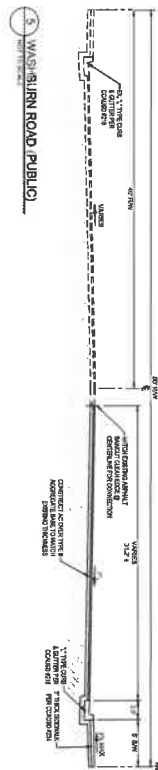
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LEGEND

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TENTATIVE MAP
NORTH 5TH & WASHBURN
CENTURY COMMUNITIES
CITY OF NORTH LAS VEGAS



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TENTATIVE MAP SECTIONS
NORTH 5TH & WASHBURN
CENTURY COMMUNITIES
CITY OF NORTH LAS VEGAS





Real Property Management
1180 Military Tribute Place
Henderson, NV 89074

School Development Tracking Form

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

Date Filed 05/08/2023 Application Number T-MAP-000004-2023 Entity NLV

Company Name Kaempfer Crowell

Contact Name _____

Contact Mailing Address _____

City _____ State _____ Zip Code _____

Phone (702) 792-7000 Mobile _____ Fax _____ Email _____

Project Name North 5th & Washburn

Project Description North 5th St. & Washburn Rd.
93 Single-Family lots

APN's 124-34-701-034, 045, 054, 059 and 124-37-701-046

Student Yield		Elementary School	Middle School	High School
Single-Family Units (1)	93	x 0.148 = 14	x 0.083 = 8	x 0.132 = 13
Multi-Family Units (2)	0	x 0.134 = 0	x 0.063 = 0	x 0.082 = 0
Resort Condo Units (3)				
Total		14	8	13

(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
Elizondo ES	4865 Goldfield St.	K-5	706	663	4/3/2023
Findlay MS	333 W. Tropical Pkwy.	6-8	1,551	1,180	4/3/2023
Mojave HS	5302 Goldfield St.	9-12	2,414	2,539	4/3/2023

* CCSD Comments Mojave HS is over capacity for the 2022-2023 school year. Mojave HS is at 105.18% of program capacity.

☐ Approved

☐ Disapproved

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 THIS SCALE: 1" = 200' (WHEN MAP REDUCED FROM 11X17 ORIGINAL)

- MAP LEGEND**
- PARCEL BOUNDARY
 - SUB BOUNDARY
 - PAID BOUNDARY
 - ROAD EASEMENT
 - MATCH / LEADER LINE
 - HISTORIC LOT LINE
 - HISTORIC SUB BOUNDARY
 - HISTORIC PAID BOUNDARY
 - SECTION LINE
 - CONDOMINIUM UNIT
 - AIR SPACE POL
 - RIGHT OF WAY POL
 - SUBSURFACE POL
 - 001 ROAD PARCEL NUMBER
 - 001 PARCEL NUMBER
 - 100 ACREAGE
 - 202 PARCEL SUBSEG NUMBER
 - PB 24-45 PLAT RECORDING NUMBER
 - 5 BLOCK NUMBER
 - 9 LOT NUMBER
 - 615 GOV LOT NUMBER

BOOK
T19S R61E

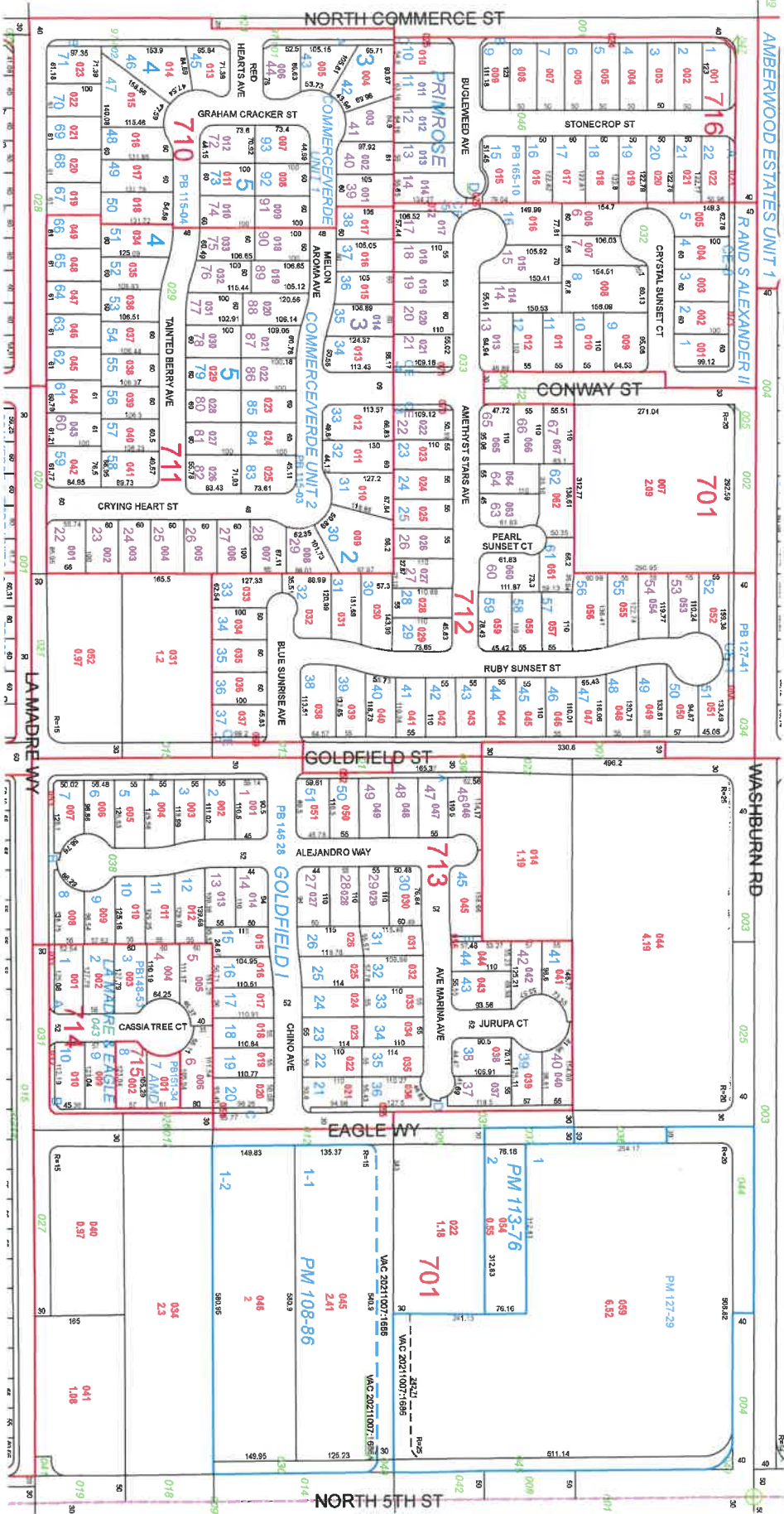
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MAP
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Scale: 1" = 200'

Rev: 3/3/2022

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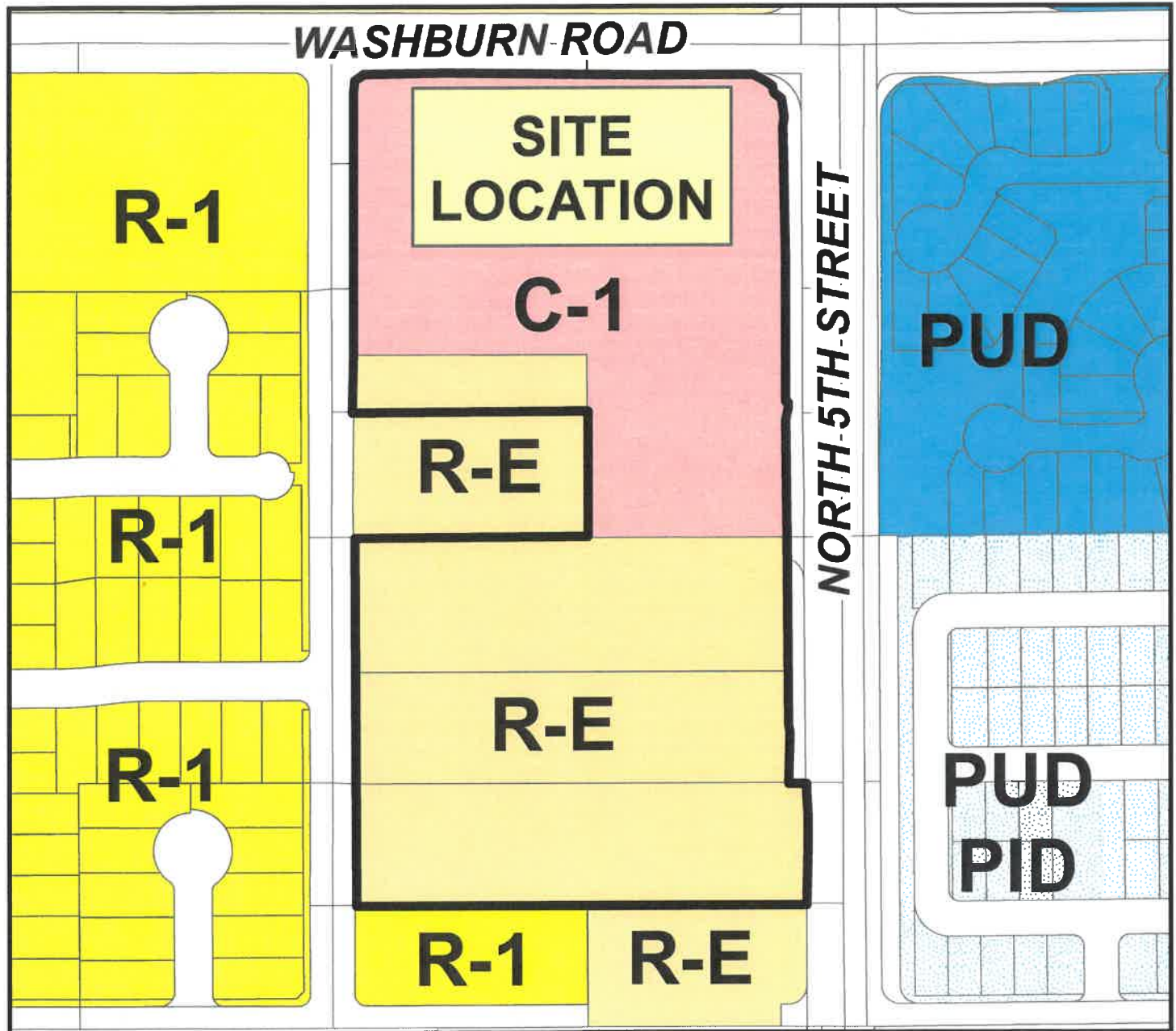


TAX DIST 254



THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: Century Communities
Application: Tentative Map
Request: R-E (Ranch Estates District) and C-1 (Neighborhood Commercial District), proposed property reclassification to R-CL (Single-Family Compact Lot Residential District), to allow a 93-lot, single-family subdivision
Project Info: Southwest corner of North 5th Street and Washburn Road
Case Number: T-MAP-04-2023

05/09/2023

