

CITY OF NORTH LAS VEGAS

INTEROFFICE MEMORANDUM

To: Sharianne Dotson, Planner, Land Development & Community Services
From: Jimmy Love, Major Projects Coordinator, Department of Public Works
Subject: ZN-24-2021 **Dorrell and Commerce**
Date: August 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 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.
2. Approval of a drainage study is required prior to submittal of the civil improvement plans.
3. Approval of a traffic study or traffic study waiver is required prior to submittal of the civil improvement plans. Please contact Traffic Engineering at 633-2676 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. All driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Numbers 222.1.
6. 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. Elaine Street
 - b. Dorrell Lane
 - c. Commerce Street
7. The public street geometrics and thickness of the pavement sections will be determined by the Department of Public Works.
8. 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.

9. All common elements shall be labeled and are to be maintained by the HOA.
10. A revocable encroachment permit for landscaping within the public right of way is required.
11. The property owner is required to grant a pedestrian access 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.
12. A roadway easement may be required from the property owner to the West for any over paving of Elaine Street.
13. The property owner shall apply for a vacation of the westerly ten (10) feet of Commerce Street. The vacation pre-application shall be submitted to Real Property Services.

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=jlove@cityofnorthlasvegas.com, O=City
of North Las Vegas, OU=Development &
Flood Control, CN=Jimmy Love
Reason: I am the author of this document
Date: 2023.08.17 08:09:26-07'00'

Jimmy Love, Major Projects Coordinator
Department of Public Works

CITY OF NORTH LAS VEGAS
INTEROFFICE MEMORANDUM

To: Planning Commission
From: Patrick Noble, Fire Protection Specialist
Subject: ZN-24-2021 | DORRELL AND COMMERCE
Date: August 17, 2023

1. An approved turnaround shall be provided for all dead ends in excess of 150' in length.



Digitally signed by Patrick Noble
DN: C=US, E=patrick.noble@cityofnorthlasvegas.com, O=City of
North Las Vegas, OU=Fire Prevention, CN=Patrick Noble
Date: 2023.08.17 08:51:22-07'00'

Patrick Noble – Fire Prevention



July 24, 2023

City of North Las Vegas
Land Development & Community Services Planning Department
2250 N. Las Vegas Blvd
North Las Vegas Nevada, NV 89030

Subject: Letter of Intent to Amend ZN-24-2021 & FDP-02-2023

Lennar respectfully submits this Letter of Intent in support of an amendment to ZN-24-2021 and FDP-02-2023 located on APNs 124-22-101-014 & -015. On December 15, 2021, the North Las Vegas City Council Approved ZN-24-2021 for a PUD/PID zoning district and on May 10, 2023, the Planning Commission approved FDP-02-2023 for a 30-unit two-family residential subdivision. A related item was approved on November 15, 2021, by the Planning Commission, T-MAP-29-2021. This site is now to be developed by Lennar and as such an amendment to the PUD/PID and FDP are needed to develop 30 single-family home sites. No Changes to the approved Tentative Map or Landscape/Open Space Plan are proposed with this request.

The site is generally located on the northwest corner of Commerce Street and Dorrell Lane (APNs 124-22-101-014 & -015). Lennar intends to construct 30 residential single-family homes which range in size from 1,565 to 1,724 square feet and offers two models with three elevations for each model. All homes are 25 feet wide and provide for a range of square footages.

Amendment to PUD/PID

Lennar proposes to amend the approved PUD/PID to accommodate 30 residential single-family home sites (lots) with the following setbacks:

Front: 20 feet
Garage: 20 feet
Side: 5 feet
Corner Side: 10 feet
Rear: 10 feet
Rear to future patio covers: 5 feet

This amendment will provide for a creative use of the land with an efficient, aesthetic, and desirable single-family development. Efficient floor plans are provided with downstairs living areas, three bedrooms and two and half baths. Elevations provide a covered front balcony which enhances the front elevation, allows for additional outdoor living space and provides for enhanced opportunities for community interactions along street frontages. The 10-foot minimum rear yard setback for the homes occurs at the most constrained home sites, rear yards will range in depths from 10 to 17 feet.





Elevations

The proposed elevations are in conformance with Section 17.24.090. Two two-story models with three distinct elevation Styles (Mid Century, Western Contemporary and Modern Prairie) are provided with covered front balconies and covered ground floor entries. All four sides of the elevations provide for fenestrations, articulations, and varied roof lines to create interest and movement.

Heights of homes range from 24' 2" to 26' 6", representing two-story homes in conformance with the Title 17 Development Standards.

Floor Plans

Floor plans of 1,565 and 1,724 square feet are provided and feature 3 bedrooms with 2.5 bathrooms. Each plan offers unique living options, including living areas at rears of home with bedrooms on the second floor. This creates diverse living options for future homeowners. Garages are all 20' x 22' and provide two parking spaces with a two-car paver driveway.

Colors and Materials

The proposed façades maintain unique character on each elevation, providing new, distinct details that maintain individualized characteristics on each style. Three different color schemes will be offered on each elevation, consisting of light, medium and darker tones, allowing for a varied streetscape, while five differing roof colors and nine differing veneers will be offered. The elevations will create unique street scenes within the community and offer diversified appeal to future North Las Vegas residents. Thank you for your consideration of this request.

Sincerely,

DJ Rankin

Doug Rankin, AICP
Lennar
Entitlements Manager



LAS VEGAS OFFICE
1980 Festival Plaza Drive, Suite 650
Las Vegas, NV 89135
T: 702.792.7000
F: 702.796.7181

KAEMPFER

CROWELL

NEIGHBORHOOD MEETING SUMMARY

Lennar Homes – Commerce Street & Dorrell Lane
August 17, 2023

On August 17, 2023, Misha Ray of Kaempfer Crowell hosted a neighborhood meeting at the Alexander Library for the proposed revision to the approved PUD/PID along Commerce and Dorrell. Also in attendance were Dave Cornoyer of Lennar, and Councilman Cherchio.

Approximately nine (9) neighbors attended the meeting. Following a presentation of the application, neighbors posed questions relating to timeline for development, HOA terms, retaining walls, and product types. Neighbors did not express opposition to the application.

Neighborhood Meeting
Greystone Nevada, LLC
Commerce Street & Dorrell Lane
Thursday, August 17, 2023

**IF YOU WOULD LIKE TO
 RECEIVE FOLLOW-UP
 INFORMATION RE: THIS
 MEETING, PLEASE PROVIDE
 YOUR COMPLETE &
 LEGIBLE CONTACT
 INFORMATION BELOW.**

NAME	ADDRESS	PHONE #	EMAIL
1. Mike Ray	HRC Festival Plaza N	702-792-7000	may@kenvand.com
2. Jacobson, Matt	356 Free Fall Ave	702-613-1115	Jacobsonmatt@gmail.com
3. Robert Roberts	11	702-972-9541	Robert.roberts@gmail.com
4. Jessica Leung	388 Free Fall Ave, NV 89404	702-880-3163	jessaleung@aol.com
5. Adam Monroe	387 Free Fall Ave, 89011	702-480-6367	tukrens8@gmail.com
6. NIMRA AHMED	3115 FREE FALL AVE	906 344-9713	nimrahmammad@hotmail.com
7. IRVIN CRAIG	208 WHITEHILL		
8. Jesus LIZARRAGA	374 FREE FALL	702-757-0773	X5283945@gmail.com
9. Monica Guerra	7005 LUTHERAN CASTLE ST	702-785-3952	monicaam1@gmail.com
10.			
11.			
12.			
13.			
14.			

NOTES

This map is for assessment use only and does NOT represent a survey.

No liability is assumed for the accuracy of the date 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 (SEE WHEN MAP REDUCED FROM 1:1X1 ORIGINAL)

MAP LEGEND

PARCEL BOUNDARY

SUB BOUNDARY

ROAD EASEMENT

MATCH / LEADER LINE

HISTORIC LOT LINE

HISTORIC SUB BOUNDARY

HISTORIC PMAD BOUNDARY

SECTION LINE

CONDOMINIUM UNIT

AIR SPACE PCL

RIGHT OF WAY PCL

SUB-SURFACE PCL

007 ROAD PARCEL NUMBER

001 PARCEL NUMBER

1.00 ACREAGE

202 PARCEL SUBSEQ NUMBER

P3 24-45 PLAT RECORDING NUMBER

5 BLOCK NUMBER

5 LOT NUMBER

615 GOV LOT NUMBER

ASSESSOR'S PARCELS - CLARK COUNTY, NV.

Briana Johnson - Assessor

124-22-1

22

MAP

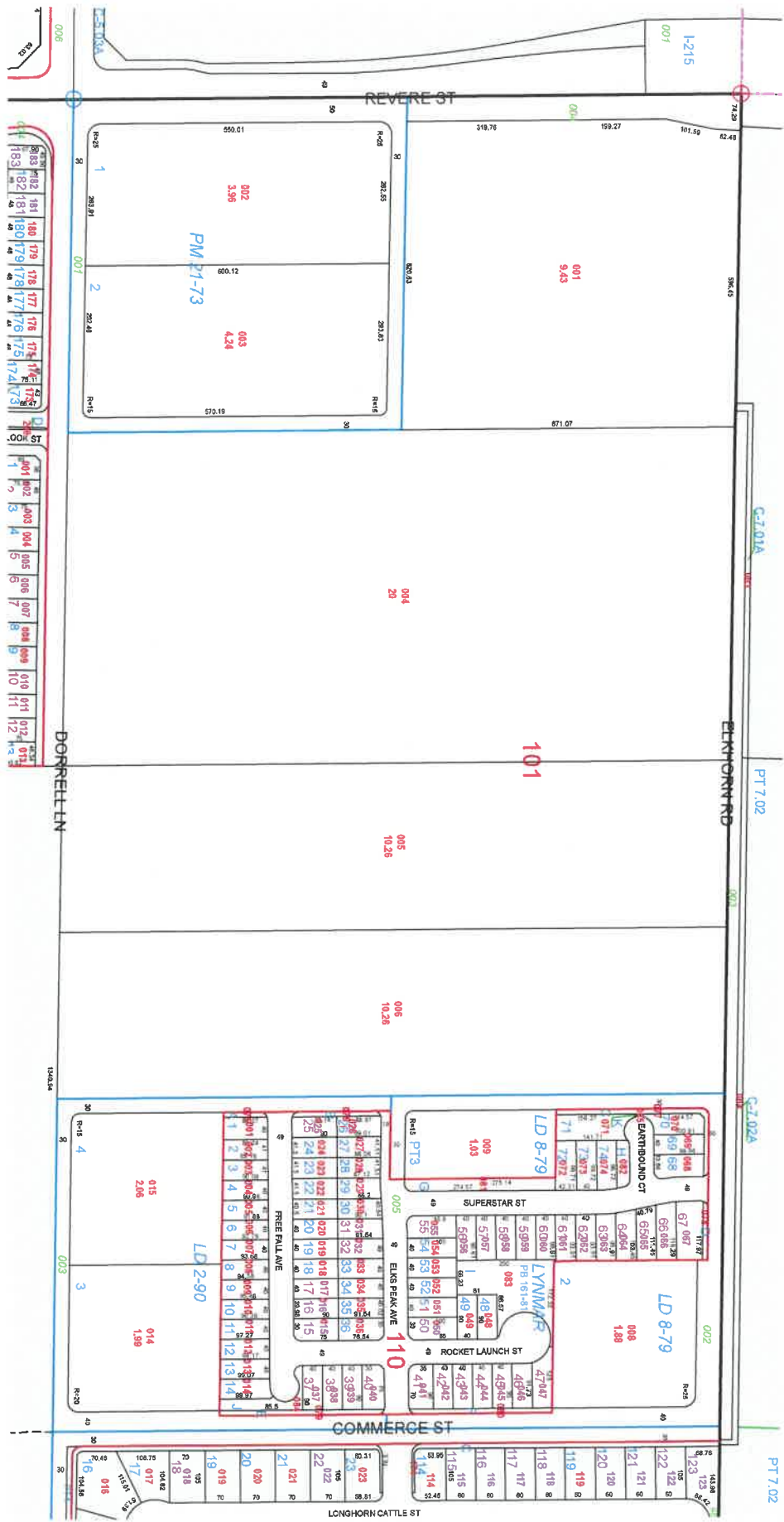
N 2 NW 4

124-22-1

Scale: 1" = 200'

Rev: 5/22/2020

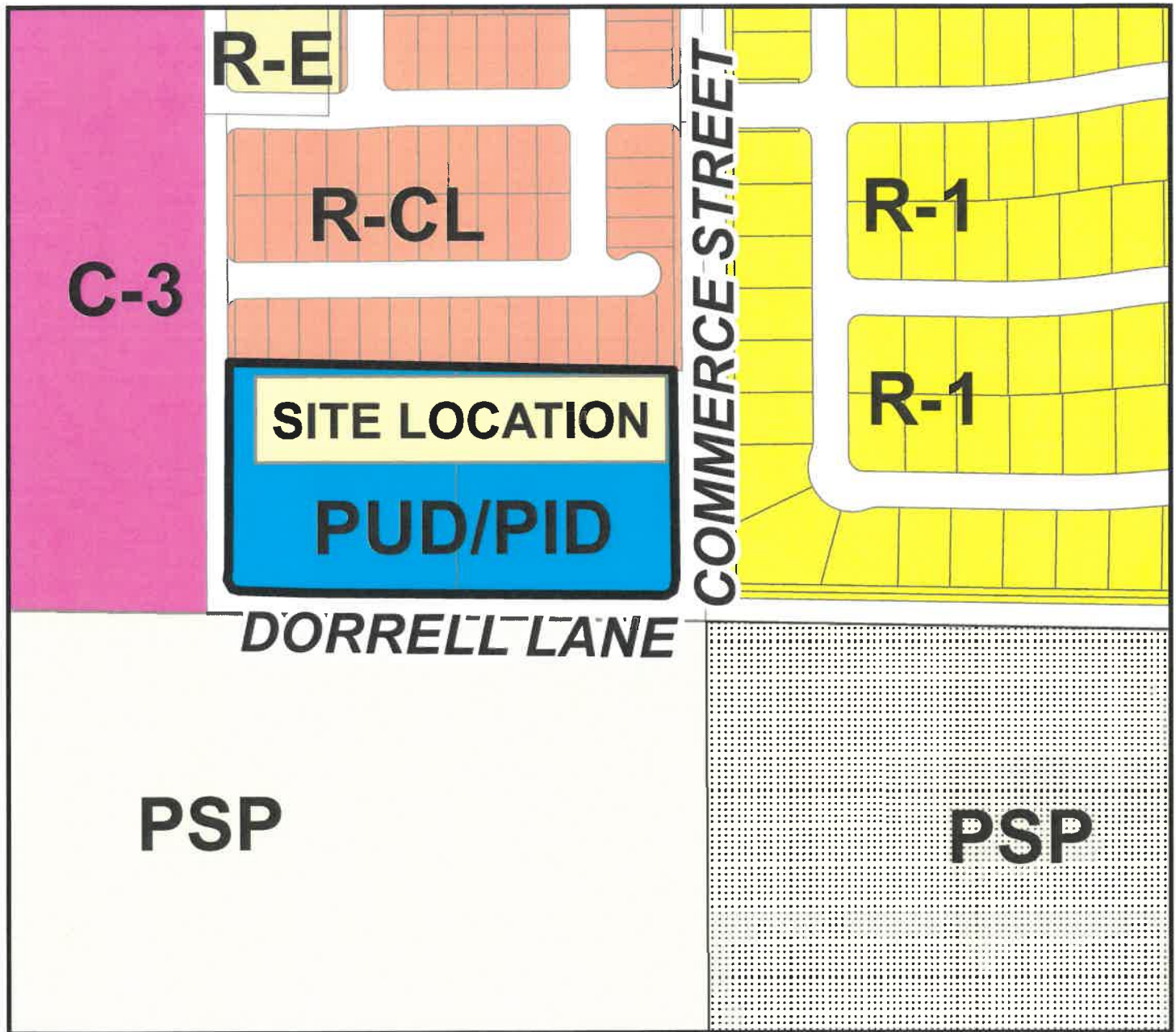
CLARK COUNTY
NEVADA





THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: Greystone of Nevada
Application Type: Property Reclassification
Request: An Amendment to the Existing 4.5 acres PUD/PID (Planned Unit Development/Planned Infill Development District) Consisting of a 30-lot Single Family Residential Subdivision
Project Info: Northwest Corner of Commerce Street and Dorrell Lane
Case Number: ZN-24-2021

08/17/2023

