

## CITY OF NORTH LAS VEGAS

### INTEROFFICE MEMORANDUM

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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'

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Jimmy Love, Major Projects Coordinator  
Department of Public Works

**CITY OF NORTH LAS VEGAS**  
**INTEROFFICE MEMORANDUM**

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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@cityofnorthlasvegas.com, O=City of  
North Las Vegas, OU=Fire Prevention, CN=Patrick Noble  
Date: 2023.08.17 08:51:22-07'00'

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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  
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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	mray@kenvand.com
2. Jacobson, Matt	356 Free Fall Ave	702-613-1115	Jacobsonmatt@gmail.com
3. Robert Roberts	11	702-972-9541	Robertroberts594@gmail.com
4. Jessica Leung	385 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 AHMAD	3115 Free Fall Ave	906 344-9713	nimrahmammad@hotmail.com
7. IRVIN CRAIG	208 WHITETAIL		
8. Jesus LIZARRAGA	374 FREE FALL	702-757-0773	X5283845@gmail.com
9. Monica Guerra	7005 LUTHERAN CASTLE ST	702-785-3952	monicaam1@gmail.com
10.			
11.			
12.			
13.			
14.			



BOOK  
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Rev. 5/22/2020

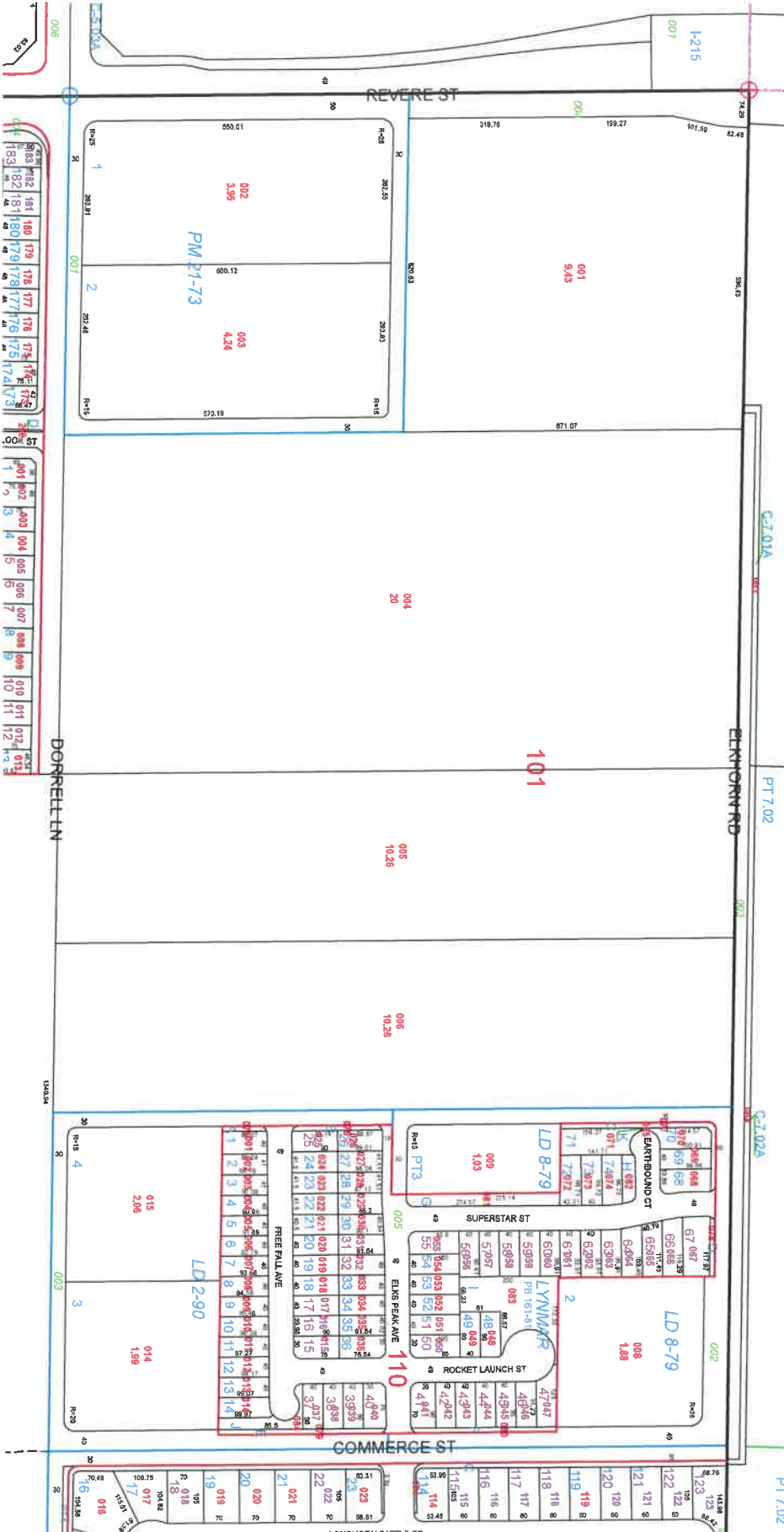


	PALM BOUNDARY		RIGHT OF WAY POL.
	ROAD EASEMENT		SUB-SURFACE PCL.
	MATCH / LEADER LINE		
	HISTORIC LOT LINE		
	HISTORIC SUB BOUNDARY		
	HISTORIC PALM BOUNDARY		
	SECTION LINE		

	100 ACREAGE	202 PARCEL, SUBSEED NUMBER
		Pg 24-6 PLAY RECORING NUMBER
		5 BLOCK NUMBER
		LOT NUMBER
	Gls 5 GOV. LOT NUMBER	

Rev. 5/22/2020

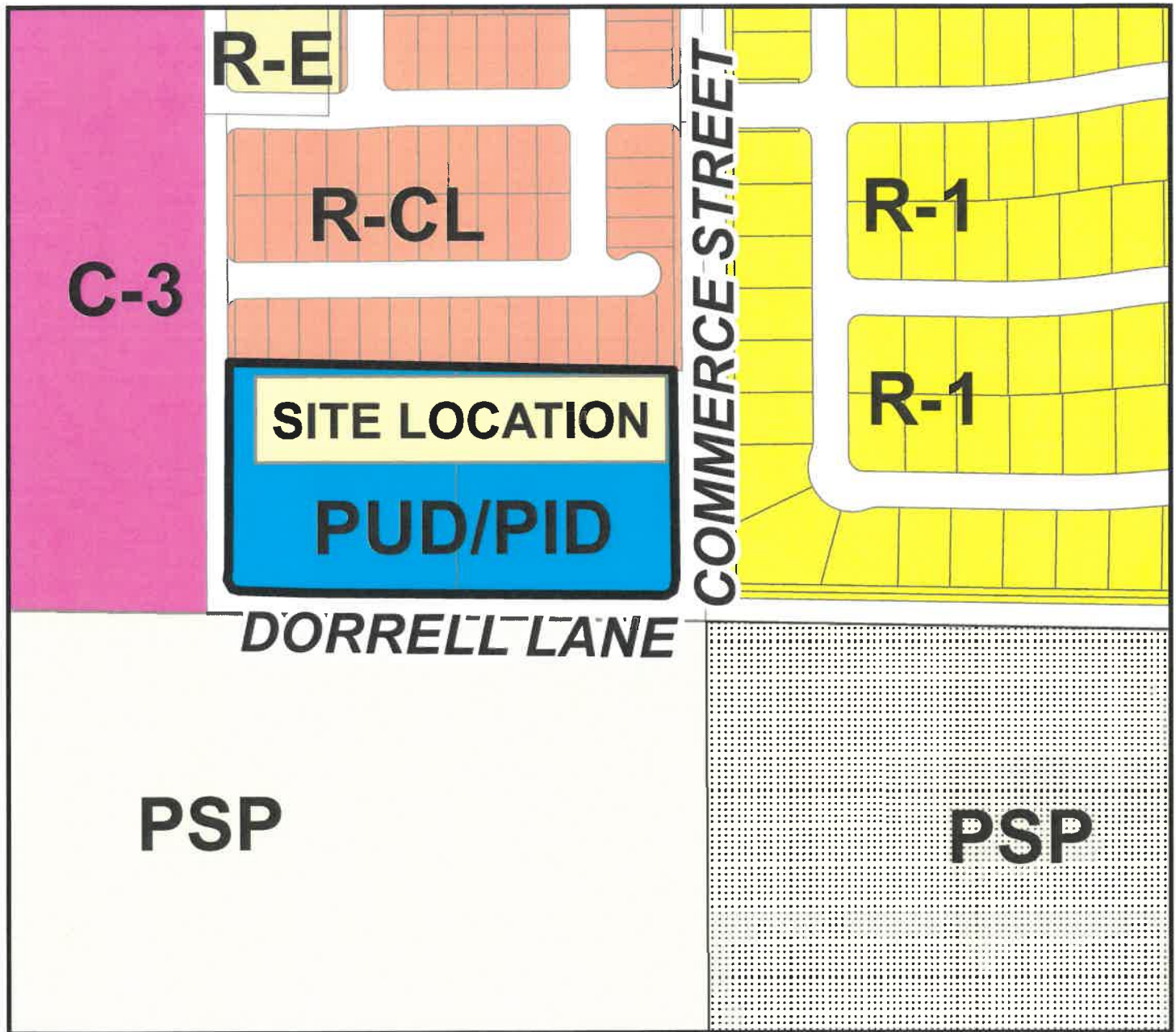
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TAX DIST 254



# 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

