

# CITY OF NORTH LAS VEGAS

## INTEROFFICE MEMORANDUM

---

To: Robert Eastman, Planning Manager, Land Development & Community Services  
From: Duane McNelly, Land Development Coordinator, Department of Public Works  
Subject: T-10-2020 **Commerce/Washburn**  
Date: November 2, 2020

After reviewing of the subject application, the Department of Public Works offers the following analysis of the site plan as it relates to the geological considerations:

- The geologic hazard (fault line) shown on the tentative map appears to bisect certain lots making them potentially unsuitable for residential development. 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. Consequently, in order to move forward the footprint of proposed structures must 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. The applicant can address this concern by providing a conformed tentative map that demonstrates compliance with the stated requirements.

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 subsequent maps and plans submitted to the City, including the required conforming 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. Proposed residential driveway slopes shall not exceed twelve percent (12%).
4. All common elements shall be labeled and are to be maintained by the Home Owners' Association.
5. The street names shall be in accordance with the North Las Vegas Street Naming and Address Assignment Standards, and must be approved by the City of Las Vegas Central Fire Alarm Office.
6. 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.

7. All driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 222.1.
8. 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.
9. The public street geometrics and thickness of the pavement sections will be determined by the Department of Public Works.
10. Dedication and construction of the following streets and/or half streets is required per the *Master Plan of Streets and/or Highways* and *City of North Las Vegas Municipal Code* section 16.24.100:
  - a. Commerce Street (sidewalk, street lights)
  - b. Washburn Road (full half street improvements)
11. 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.
12. A conforming tentative map incorporating the conditions of approval shall be submitted for review and approval to the Department of Public Works and to Planning & Zoning prior to submittal of the final map and civil improvement plans.

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>.

// DM //

---

Duane McNelly, Land Development Coordinator  
Department of Public Works

# School Development Tracking Form

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

Date Filed 09/22/2020 Application Number \_\_\_\_\_ Entity NLV

Company Name The WLB Group, Inc

Contact Name Mark Bangan

Contact Mailing Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Phone (702) 458-2551 Mobile \_\_\_\_\_ Fax \_\_\_\_\_ Email \_\_\_\_\_

Project Name Washburn & Commerce

Project Description 23 single family residential lots

APN's 124-34-701-005

Student Yield	Elementary School	Middle School	High School
Single-Family Units (1) <b>23</b>	x 0.196 = <b>4</b>	x 0.101 = <b>2</b>	x 0.137 = <b>3</b>
Multi-Family Units (2)	x 0.140 = <b>0</b>	x 0.058 = <b>0</b>	x 0.064 = <b>0</b>
Resort Condo Units (3)			
<b>Total</b>	<b>4</b>	<b>2</b>	<b>3</b>

(1) Single Family unit is defined as single family detached home, mobile home, and town homes.

(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	782	669	4/1/2020
Findlay MS	333 W Tropical Pkwy	6-8	1544	1231	4/1/2020
Mojave HS	5302 Goldfield St	9-12	2457	2470	4/1/2020

\* **CCSD Comments** Mojave HS was over capacity for the 2019-2020 school year. Mojave HS was at 100.53% of program capacity.

☐ Approved

☐ Disapproved



Engineering • Planning  
Surveying • Urban Design  
Landscape Architecture

September 30, 2020

City of North Las Vegas / City Hall  
2250 Las Vegas Boulevard North, Ste. 114  
North Las Vegas, Nevada 89030

**Reference: Conforming Zone Change/Vacation/Tentative Map  
Letter of Intent for Commerce/Washburn  
Apn# 124-34-701-005 Approx. 5.22 +/- acres.**

Dear Mr. Eastman :

On behalf of our client Beazer Homes, Inc., we are pleased to provide information regarding the proposed detached single-family development known as Commerce/Washburn planned for the above referenced parcel number. This proposed single-family development is located east of Commerce Street and south of Washburn Road consisting of approximately 5.22 acres (gross).

**Zone Change**

We are requesting to rezone the property from R-E (Ranch Estates) to R-1 (Single Family Low Density). This property has a master plan designation of Mixed-Use Neighborhood which allows single family residential. This proposed single-family development will consist of twenty-two (22) lots on 5.22 acres with a maximum density of four point twenty-one (4.21) units per acre which is allowed. Therefore, this development complies with the master plan designation and has been designed with the R-1 standards in mind. This development will offer five (5) plans with multiple elevations ranging from approximately 1,750 s.f. up to 3,166 s.f.

**Vacation**

We are requesting to vacate Rosada Way located on the south edge of our parcel. Thirty (30) feet in width and Three hundred and two point eighty-seven (302.87) feet long with the associated spandrel.

**Tentative Map**

We are requesting to map a twenty-two (22) lot subdivision on five-point twenty-two (5.22) acres.

We are respectfully requesting your favorable recommendation for the proposed zone change, Vacation and Tentative Map. We feel that this will be a premier detached single-family development located in the Northeast area of the Vegas Valley. We look forward to working closely with various City of North Las Vegas staff on the design of this development. We also believe it offers a variety of product types for future buyers and we believe that this project is compatible to the surrounding developments.

Engineering • Planning • Surveying • Urban Design • Landscape Architecture  
Offices located in Las Vegas, Tucson, Phoenix, Flagstaff • E-mail: lasvegas@wlbgroup.com  
3663 E. Sunset Road., Suite 204 • Las Vegas, NV 89120 • (702) 458-2551 • Fax (702) 434-0491



Engineering • Planning  
Surveying • Urban Design  
Landscape Architecture

If you have any further questions, or desire any additional information, please feel free to contact our office at your earliest convenience.

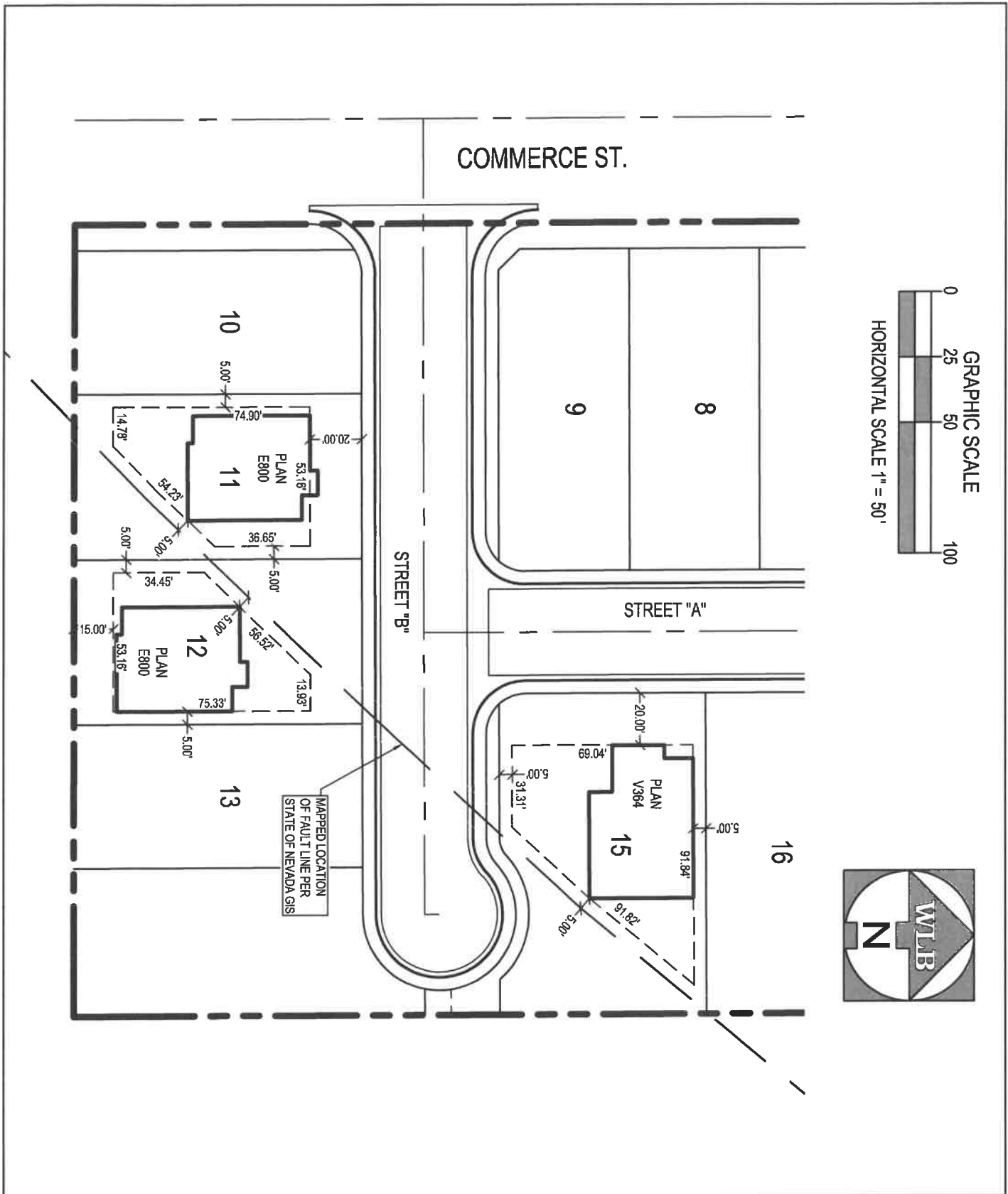
Sincerely,

A handwritten signature in dark ink, consisting of several loops and a long horizontal stroke extending to the right.

---

Mark Bangan  
Planning Department Manager,  
The WLB Group, Inc.







USE THIS SCALE WHEN MAP REDUCED FROM 11X17 ORIGINAL



## 124-34-7

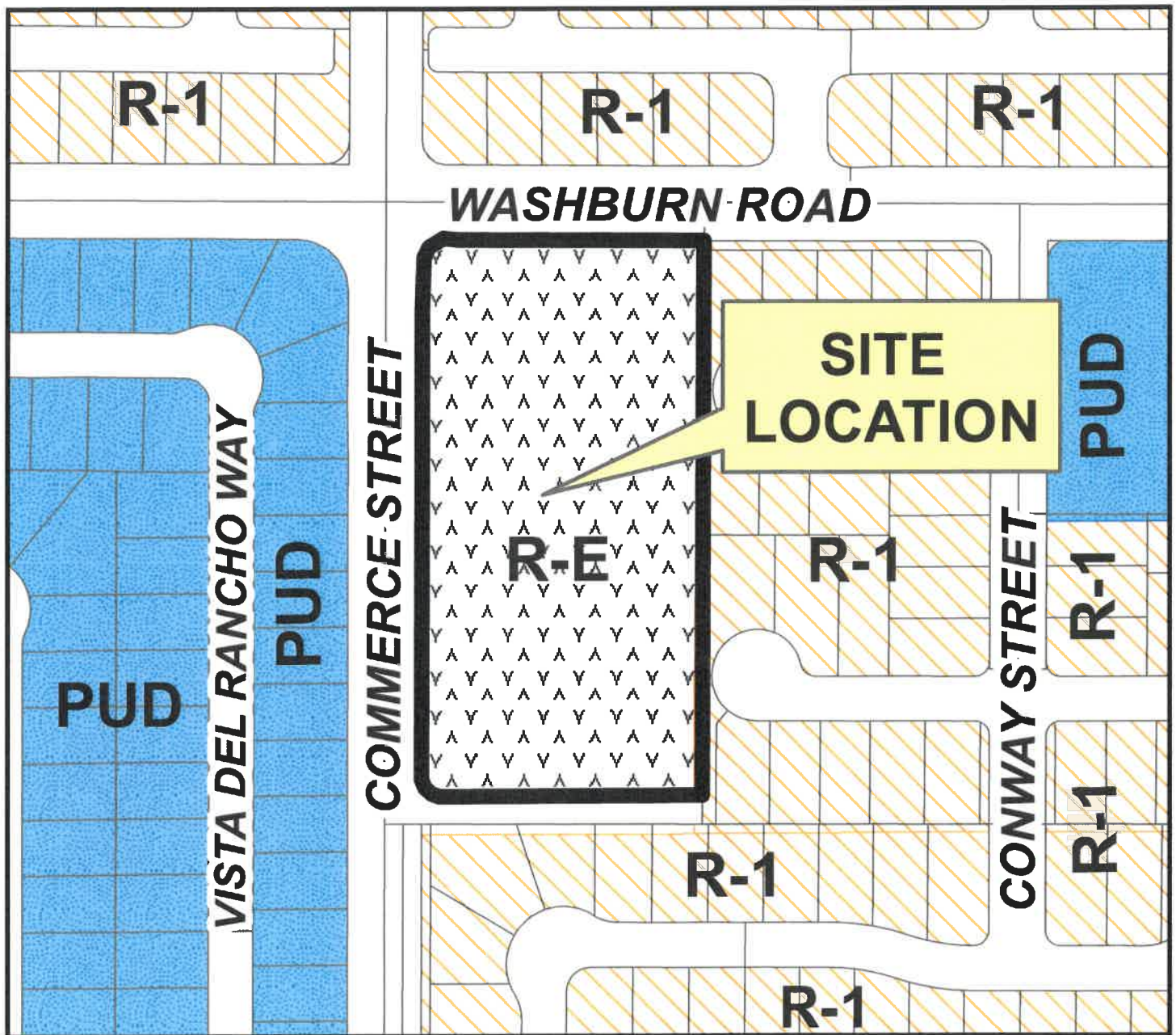






# THE CITY OF NORTH LAS VEGAS

## Location & Zoning Map



Applicant: Beazer Homes  
Application Type: Tentative Map  
Request: To Allow a 22-Lot, Single-Family Subdivision  
Project Info: Southeast corner of Washburn Road and Commerce Street  
Case Number: T-MAP-10-2020

10/7/2020

