

CITY OF NORTH LAS VEGAS

MEMORANDUM

TO: Planning Commission

FROM: Land Development and Community Services Department

SUBJECT: **SPR-05-2020 ROME SOUTH**

DATE: December 9, 2020

The site plan review for this project provided elevations that were not in compliance with the Multi-Family Design Standards. When staff reviewed the elevations, the applicant was proposing a mostly white building with no accent colors or materials. The proposed buildings were designed with a stucco exterior and cement tile roofs, but the buildings did not have much articulation and were somewhat plain. The staff report stated that the modifications requested were minor and revisions could be reviewed at the time of building permits.

The applicant has provided revised elevations of the buildings. The revised elevations show more articulation and varied roof elements. They have added decorative cupolas, chimneys and wrought iron features. The buildings are still predominately white, however, with these additional architectural elements, the revised elevations are in compliance with the design standards.

The proposed request is generally consistent with the requirements of the Multi-Family Design Standards. The proposed request is compatible with the surrounding land uses and should not create a negative impact on the neighborhood. With the enclosed elevations the buildings meet the multi-family design standards, approval is warranted.

Note: The following requested conditions have not changed and were from the original staff report dated November 12, 2020.

CONDITIONS:

Planning and Zoning:

1. Unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. Occupancy of the dwelling units shall be restricted to Senior Citizens as defined in the Federal Fair Housing Act and amendments.

3. The buildings, trash enclosures and carports shall comply with the Multi-Family Design Standards.

Public Works:

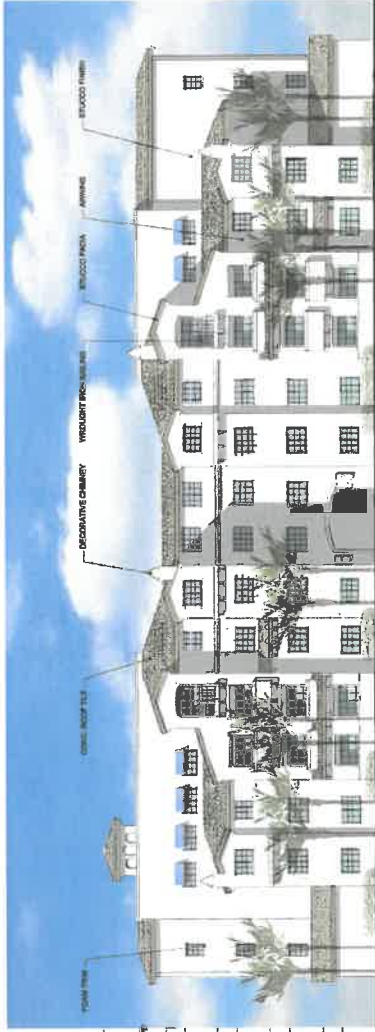
4. All known geologic hazards shall be shown on preliminary development plans and the civil improvement plans. Geological hazards such as fault lines or fissures affecting residential structures may substantially alter the site plan and require the submission of revised plans which must be approved by 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.
5. Approval of a drainage study is required prior to submittal of the civil improvement plans. Conformance may require modifications to the site plan.
6. Appropriate cross access and reciprocal easement agreements are required.
7. 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.
8. All driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works= Construction Off-Site Improvements* Drawing Number 222.1 and 225.
9. The property owner is required to grant a roadway easement for commercial driveways.
10. The public street geometrics and thickness of the pavement sections will be determined by the Department of Public Works.
11. 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. Rome Boulevard
12. The property owner is required to grant a public 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.
13. Building numbering shall be in accordance with the North Las Vegas Street Naming

and Address Assignment Standards.

14. 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.
15. Approval of a traffic study 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.

Attachments:

Revised Elevations



South Elevation
Scale: 3/32" = 1'-0"



West Elevation
Scale: 3/32" = 1'-0"



NOVEMBER 14, 2020

Scale: 3/32" = 1'-0"
0 10 20 40
Project No. 519002 November 16, 2020

Bldg I - Conceptual Elevations

Rome South

City of North Las Vegas, Nevada

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North Elevation
Scale: $\frac{1}{4}'' = 1'-0''$



East Elevation
Scale: 3/32" = 1'-0"



RECOMMENDATIONS FOR STUDENTS

Scale 1/11" = 1'-0"

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Designing a Collaborative Learning Environment

Rome South

City of North Las Vegas, Nevada



WASTE YOUR A HOME

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