

# CITY OF NORTH LAS VEGAS

## INTEROFFICE MEMORANDUM

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To: Amy Michaels, Principal Planner, Land Development & Community Services Dept.  
From: Robert Weible, Land Development Project Leader, Department of Public Works  
Subject: SPR-05-2020 **Rome South**  
Date: October 15, 2020

The Department of Public Works has reviewed the subject application. In order 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 following site conditions shall apply:

1. 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.
2. Approval of a drainage study is required prior to submittal of the civil improvement plans. Conformance may require modifications to the site plan.
3. Appropriate cross access and reciprocal easement agreements are 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 Number 222.1 and 225.
6. The property owner is required to grant a roadway easement for commercial driveways.
7. The public street geometrics and thickness of the pavement sections will be determined by the Department of Public Works.
8. 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
9. 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.
10. Building numbering shall be in accordance with the North Las Vegas Street Naming and Address Assignment Standards.

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. 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.

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>.

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Robert Weible, Land Development Project Leader  
Department of Public Works

# School Development Tracking Form

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

Date Filed 10/12/2020 Application Number SPR-000005-2020 Entity NLV

Company Name LR Nelson Engineers

Contact Name \_\_\_\_\_

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

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

Phone (702) 798-7978 Mobile \_\_\_\_\_ Fax \_\_\_\_\_ Email \_\_\_\_\_

Project Name Rome South

Project Description 225 multi-family units

APN's 124-22-801-024 & 027

Student Yield	Elementary School	Middle School	High School
Single-Family Units (1)	x 0.196 = 0	x 0.101 = 0	x 0.137 = 0
Multi-Family Units (2) 225	x 0.140 = 30	x 0.058 = 13	x 0.064 = 14
Resort Condo Units (3)			
Total	30	13	14

(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
Duncan ES*	250 W. Rome Blvd	K-5	641	614	10/06/2020
Hayden ES*	150 W. Rome Blvd	K-5	696	688	10/06/2020
Findlay MS	333 W. Tropical Pkwy	6-8	1544	1180	10/06/2020
Legacy HS	150 W. Deer Springs Way	9-12	2439	2792	10/06/2020

\* CCSD Comments Legacy HS is over capacity for the 2020-2021 school year. Legacy HS is at 114.47 % of program capacity. (The elementary schools share an attendance boundary.)  
\*\*\*While the project is proposed as senior apartment living, if the project should become something other than senior living, the District shall be notified by the jurisdiction so that the District can update tracking information and address any potential impacts.\*\*\*

☐ Approved ☐ Disapproved



September 23, 2020

Mr. Robert Eastman  
City of North Las Vegas  
2250 Las Vegas Blvd.  
North Las Vegas, Nevada 89030

Subject: Site Plan Review Letter of Intent  
Project: Rome South APN 124-22-801-024 & 027

Dear Mr. Eastman:

We are proposing a 225 senior apartment project. This project is an affordable product financed through the Low Income Housing Tax Credit program. And will be built in two phases due to the financing requirements.

The first building to be constructed is located on the north end of the property fronting Rome Boulevard and will be comprised of 150 apartments, 90 one bedroom and 60 two bedroom. The second building will be located on the south end and comprised of 75 apartments, 45 one bedroom and 30 two bedroom.

The buildings are four story and with a Santa Barbara Mission style architecture.

Leasing and management operations will be in the first building. Indoor recreational and social areas will be distributed throughout both buildings. Exterior amenities will also be throughout, and with an emphasis of connectivity through a ground floor opening of the south end of the first building.

Parking is distributed throughout the perimeter of the site with an overflow area on the south end. We have requested a waiver of standards for a reduction.

We are proud to be the largest provider of affordable housing in Nevada and able to bring another excellent project to the City of North Las Vegas, serving seniors.

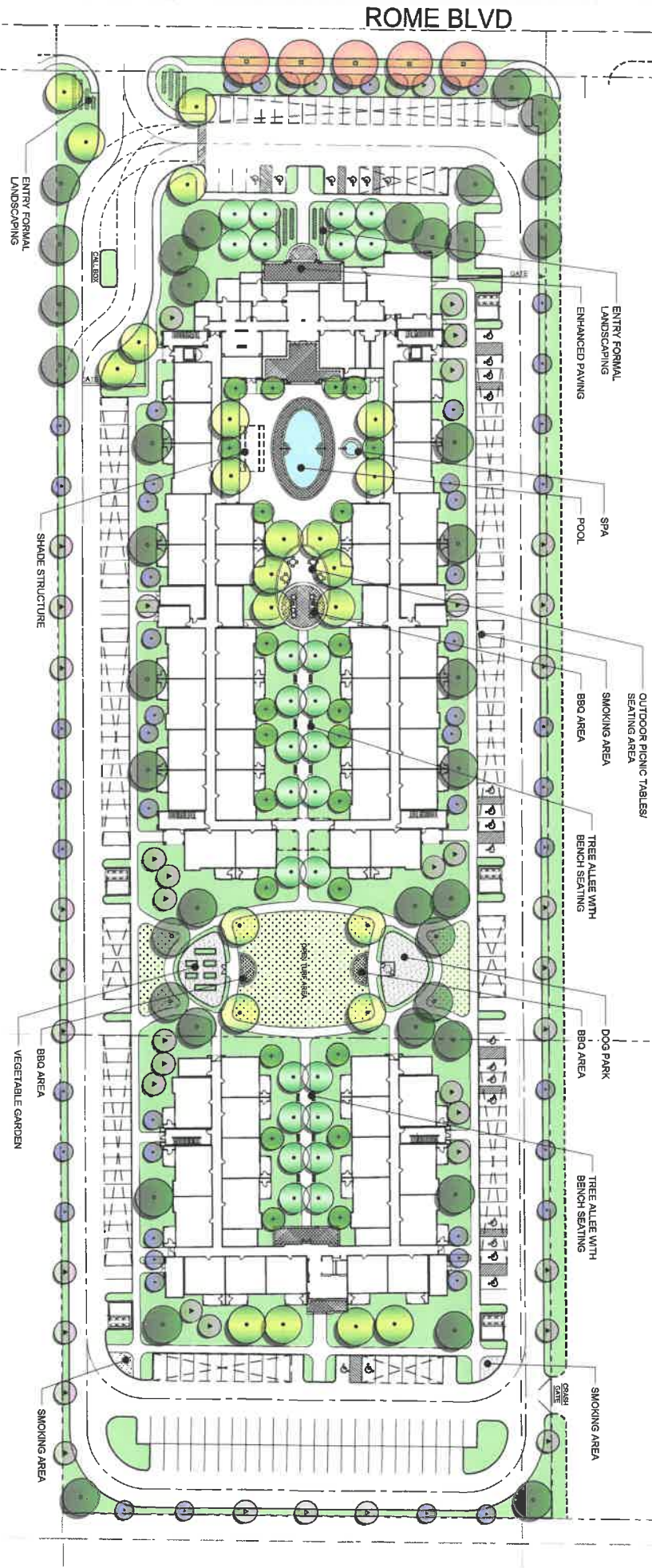
Sincerely,

Robert D. Feibleman  
Executive Vice President

Cc. Clayton L. Neilsen

5.30 GROSS ACRES  
3.96 NET ACRES

LANDSCAPE TREE LEGEND				
SYMBOL	BOTANICAL NAME	COMMON NAME	BLOOMING SEASON	
△	CHILOPSIS LINEARIS "LOPIN" DESERT DINA	LOPIN DESERT DINA	LATE SPRING THRU SUMMER	
●	PARQUONIA X "DESERT MUSEUM"	DESERT MUSEUM PALO VERDE	SPRING	
◻	PISTACHIA CHINENSIS	CHINESE PISTACHE	INSIGNIFICANT	
●	PROPIRIA ALBA "VARZONA"	THORNLESS CHILZAN MESQUITE	SPRING	
●	PRUNUS GALLERIANA	ORNAMENTAL PLUM	SPRING	
●	SOPHORA SECUNDIFLORA	TEXAS MOUNTAIN LAUREL	FEB. - MARCH	
●	UTREX AONIS-CACTUS	CHOCOTE TREE	SUMMER	



## Conceptual Landscape Site Plan





- 1. 1st Floor
- 2. 2nd Floor
- 3. 3rd Floor
- 4. 4th Floor
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- 99. 99th Floor
- 100. 100th Floor



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



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

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## Bldg I - Conceptual Elevations

# Rome South

City of North Las Vegas, Nevada

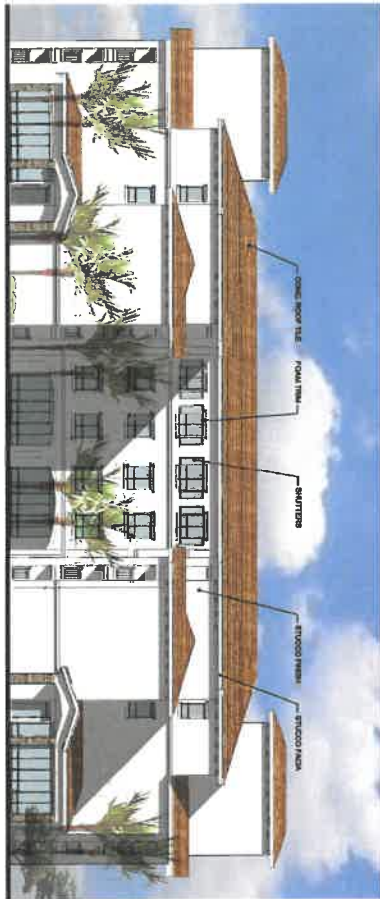
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Project No. 19002, September 28, 2020





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



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

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



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

City of North Las Vegas, Nevada  
Rome South  
Project No. 918002, September 28, 2020

## Bldg II - Conceptual Elevations



**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 WHEN MAP REDUCED FROM 1:117 ORIGINAL.

**MAP LEGEND**

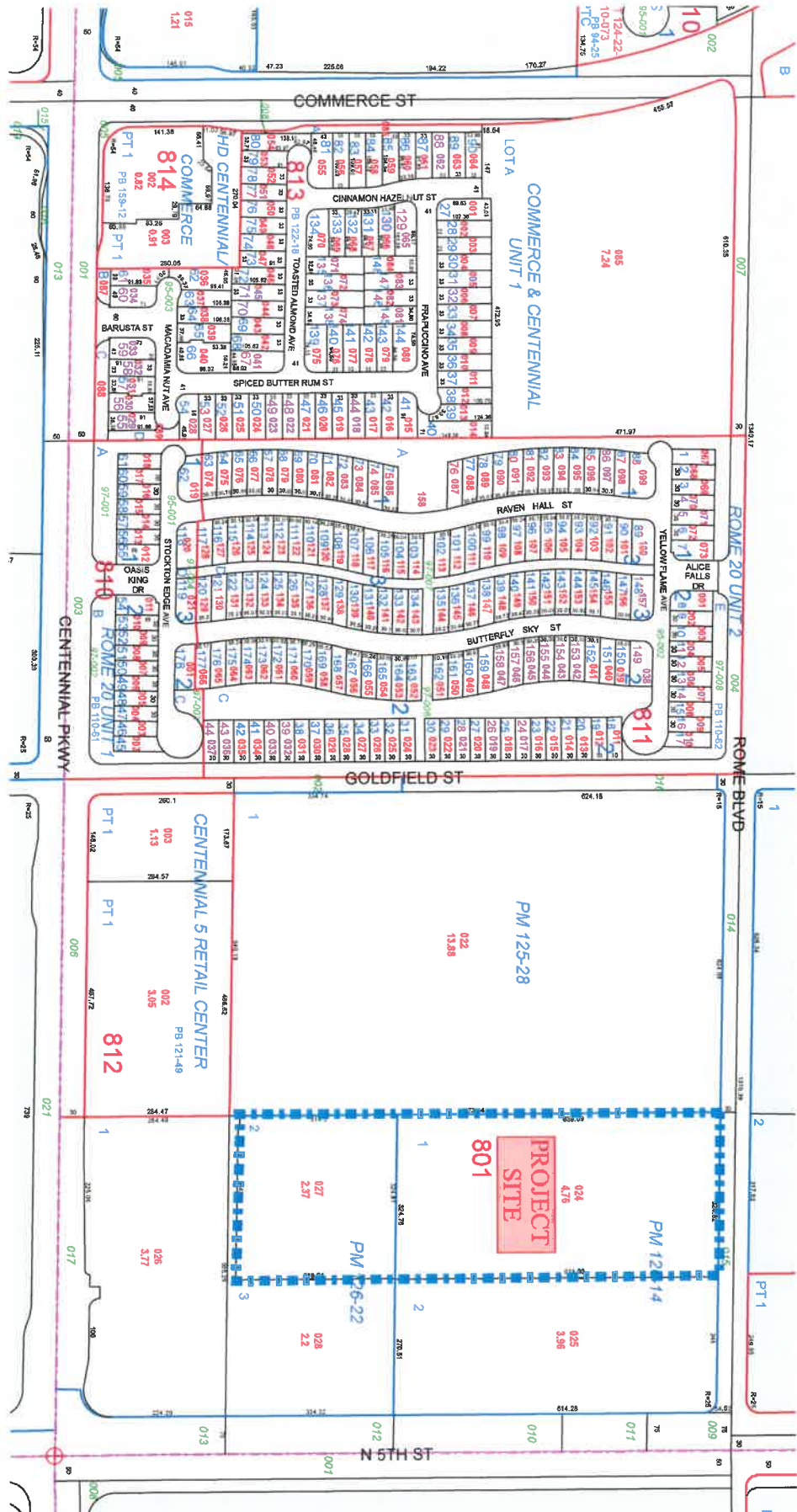
- PARCEL BOUNDARY
- SUB BOUNDARY
- CONDOMINIUM UNIT
- PAVED ROAD
- ROAD EASEMENT
- MATCH / LEADER LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- HISTORIC PAVED ROAD
- SECTION LINE
- AIR SPACE PCL
- RIGHT OF WAY PCL
- SUB-SURFACE PCL

**ASSESSOR'S PARCELS - CLARK COUNTY, NV.**  
 Briana Johnson - Assessor

BOOK	199S R61E
100	101
102	103
124	123
138	139
140	141

22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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Scale: 1" = 200'	Rev: 7/8/2020
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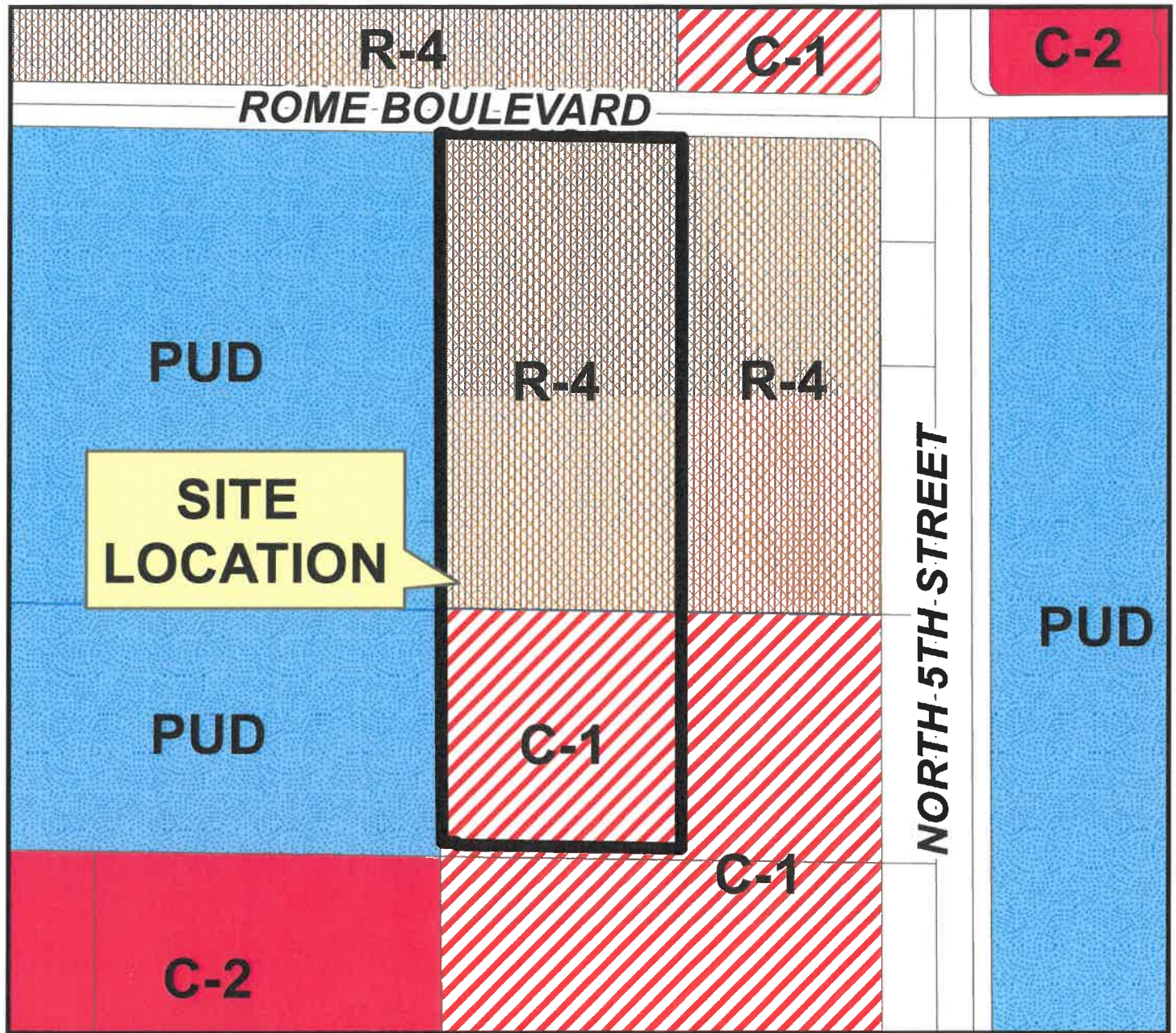
TAX DIST 254





# THE CITY OF NORTH LAS VEGAS

## Location & Zoning Map



Applicant: Hand Property Holding Company  
Application: Site Plan Review  
Request: To Allow a 225-Unit, Multi-Family Development  
Project Info: South of Rome Boulevard and approximately 270 feet west of North 5th Street  
Case Number: SPR-05-2020

10/7/2020

