

**CITY OF NORTH LAS VEGAS PLANNING COMMISSION AND CITY  
COUNCIL RECOMMENDATIONS / COMMENTS**

**FROM: CLARK COUNTY DEPARTMENT OF AVIATION**

**APPLICATION: ZN-000018-2020**

**PROJECT: GARLAND GROVE – 87 SFU**

**LOCATION: 139-04-201-017**

**MEETING DATE: DECEMBER 9, 2020, PLANNING COMMISSION AND  
CORRESPONDING JANUARY 6, 2021, CITY COUNCIL  
MEETINGS**

**COMMENTS:**

The proposed development lies just outside the AE-60 (60-65 DNL) noise contour for North Las Vegas Airport (VGT), and is subject to significant aircraft noise and continuing over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade VGT to meet future air traffic demand, and nighttime operations may and will continue to occur at VGT.

Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office is strongly encouraged. Additionally, the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998, and funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

RAH2009

October 21, 2020

City of North Las Vegas  
Current Planning Department Staff  
2250 Las Vegas Boulevard North  
North Las Vegas, NV 89032

**Re: Craig Clayton – Zone Change Letter of Intent**  
(APN: a portion of 139-04-201-017)

Westwood Professional Services on behalf of our client, Richmond American Homes, respectfully submits this letter of intent for a Zone Change (ZC) application.

The proposed development is a single-family detached residential community located near the northeast corner of the Craig Road and Clayton Street intersection. The parcel is shown as Lot 1 on the recorded Parcel Map 126-50. An updated Assessor's Parcel Number has not been issued yet. The parcel was previously a part of 139-04-201-017. The parcel is ~12.3 acres with eighty seven (87) lots, resulting in a density of ~7.1 du/ac.

The parcel currently falls within the Mixed-Use Commercial and Mixed-Use Neighborhood land uses and the parcel zoning is General Commercial (C-2). The developer proposes to rezone the parcel as Single-Family Compact Lot Residential (R-CL). Additionally, a concurrent application will be submitted to amend the land use plan to Single-Family Medium (SFM). The project aligns with the purpose of the R-CL residential district by being less than the maximum density of 7.99 du/acre, remaining strictly residential and creating minimal disturbance to traffic or overcrowding.

The site plan included with the application shows the general layout of the project and includes the R-CL setbacks, which will be met for each lot. A traffic study will be prepared to support the minimal impact of the project.

Please contact our office at 702-284-5300 if you have any questions or require additional information. Thank you for your consideration of this project.

Sincerely,

WESTWOOD PROFESSIONAL SERVICES



Kevin Bross, PE  
Project Manager II

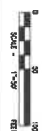
CC:

Angela Pinley, Richmond American Homes  
Chelsea Jensen, Westwood



## GARLAND GROVE

A SINGLE FAMILY PROJECT LOCATED IN THE  
CITY OF NORTH LAS VEGAS  
PORTION OF 139-04-201-017



SITE DATA	
PROJECT NO.	136-94-201-491
DATE SUBMITTED	12/14/2003
PROJECT AREA	13 MA ADAMS
NET AREA	13 MA ADAMS
EXISTING DRAINAGE	C-2
PROPOSED DRAINAGE	B-2
TOTAL LOT COEFF.	0.2
STORM DRAINAGE	100 GAL/IN/SEC
NO. OF DOWNSPOUTS	10
SPRINKLER DRAINAGE	20 GAL/IN/SEC
SPRINKLER REQUIRED	NO (SEE 1305.5)
REARFILL LOT SIZE	3,000 SQ. FT.
MINIMUM LOT SIZE	5,000 SQ. FT.
REARFILL LOT AREA	3,000 SQ. FT.

**PARKING ANALYSIS**

NO. OF UNITS	• 87
EXISTING PROBLEM:	
EXIST. PARKING	• 2 SPACES/LOT
REQUIRED PARKING	• 2 SPACES/LOT
	• 120 SPACES**

\*-REQUIRE PARKING REQUIREMENT SATURATED BY COLLECT STREET PARKING  
\*\*FOR DRIVEWAY PARKING

DEVIATIONS FROM STANDARD	
NONE	

**DEVELOPER INFORMATION**

REGIMINO AMERICA, INC.  
7700 DE LA MARTE LN #300  
LAS VEGAS, NV 89139  
Ph: (702) 817-4664  
Te: (702) 817-4659

**ENGINEER INFORMATION**

WESTWOOD PROFESSIONAL SERVICES  
5400 S. ARLINE STREET, SUITE 216  
LAS VEGAS, NV 89118  
RE: (702) 264-1500  
FX: (702) 264-4399  
CONTRACT: 87-04 P.T.

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**Westwood**

Phone (702) 284-5300 5740 S. Arville Street  
Fax (702) 284-5399 Suite 216  
Las Vegas, NV 89118  
[www.westwoodps.com](http://www.westwoodps.com)

**RICHMOND** CITY OF NORTH LAS VEGAS, NV  
AMERICAN HOMES  
**GARLAND GROVE**  
**SITE PLAN**

DATE:	10/26/2002
DRAWN BY:	MS
DESIGNER:	MS
CHECKED:	KMB
PROJECT NO.	RAH2009

**SP-1**  
SHEET 1 OF 1

# PARCEL MAP

THAT PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 4, TOWNSHIP 20 SOUTH, RANGE 12 EAST, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:  
 LOT 2 AS SHOWN BY MAP THEREOF IN FILE 122 OF PARCEL MAP, PAGE 55 IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

## LEGEND

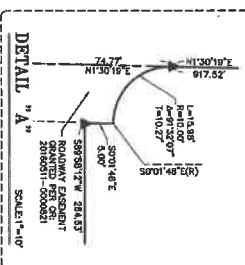
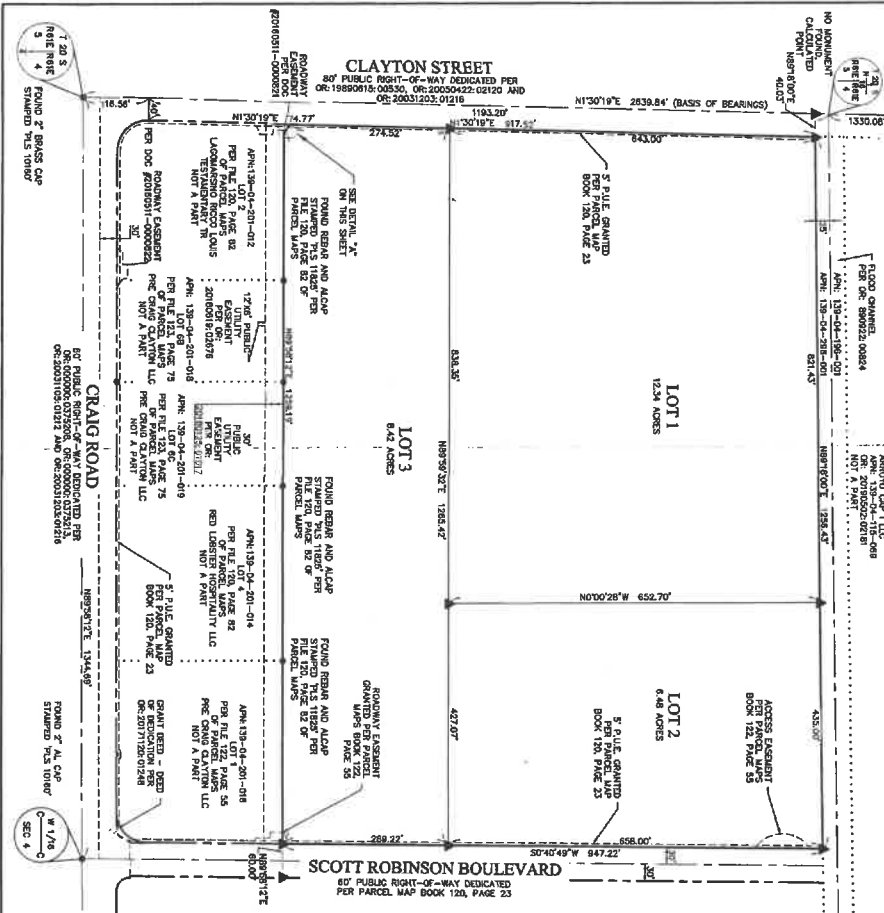
- SUBJECT PROPERTY BOUNDARY LINE
- STREET CENTERLINE
- ADJOINER'S PROPERTY LINE
- EXHIBIT LINE
- STREET RIGHT-OF-WAY LINE
- LOT LINE
- PARCEL, THE LINE
- FOUND MONUMENT AS SHOWN
- PALE
- SET TYPE III MONUMENT STAMPED R/S 11625 PER THIS MAP

## SITE



## VICINITY MAP

NO SCALE



## REFERENCE MAPS/DOCS

- 1. PARCEL MAP FILE 120 PAGE 20
- 2. ADJOINER'S MAP FILE 120 PAGE 25

## BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE WESTERLY BEARING OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 4, TOWNSHIP 20 SOUTH, RANGE 12 EAST, CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF IN FILE 122 OF PARCEL MAP, PAGE 55 IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

## SURVEYOR'S CERTIFICATE

I, CLAY L. DAVIS, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF NEVADA, CERTIFY THAT:  
 1. THIS PARCEL MAP IS THE RESULT OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AND IN ACCORDANCE WITH THE REQUIREMENTS OF THE NEVADA LAND SURVEYING ACT.  
 2. THE LOTS SHOWN HEREON ARE THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 4, TOWNSHIP 20 SOUTH, RANGE 12 EAST, CLARK COUNTY, NEVADA, AND THE SURVEY WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE NEVADA LAND SURVEYING ACT.  
 3. THE PLAT COMES WITHIN THE REQUIREMENTS OF THE NEVADA LAND SURVEYING ACT.  
 4. THE REQUIREMENTS OF THE PLAT WILL BE OF THE CHARACTER SHOWN, OCCUPY THE PORTION INDICATED AND ARE OF SUFFICIENT AREA AND DIMENSIONS.

CLAY L. DAVIS  
 PROFESSIONAL LAND SURVEYOR  
 NEVADA CERTIFICATE NO. 11625  
 EXPIRATION DATE: DECEMBER 31, 2020

## OWNER'S CERTIFICATE

WE, THE CLAYTON, U.S., NEVADA LIMITED LIABILITY COMPANY, BEING THE OWNERS OF THE LAND SHOWN WITHIN THE BOUNDARY SHOWN HEREON, CONSENT TO THE PREPARATION AND RECORDATION OF THIS PARCEL MAP, HAVE CAUSED THE LAND TO BE SURVEYED AND THE SURVEY TO BE MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE NEVADA LAND SURVEYING ACT, AND WE HEREBY CERTIFY THAT THE SURVEY WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE NEVADA LAND SURVEYING ACT.

STATE OF NEVADA }  
 COUNTY OF CLARK }  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON October 1, 2020  
 BY Daniel S. Sullivan, AS AUTHORIZED AGENT  
 OF THE CLAYTON, U.S., NEVADA LIMITED LIABILITY COMPANY

A NOTARY PUBLIC IN AND FOR THE STATE OF NEVADA,  
 My Commission Expires 10/15/23  
 S. L. Sullivan  
 94-35545-1

APPROVAL CERTIFICATE  
 THIS IS TO CERTIFY THAT THE DEPARTMENT OF PUBLIC WORKS FOR NORTH LAS VEGAS, NEVADA, HAS REVIEWED THE SURVEY AND ACCEPTS THE SURVEY FOR THE PURPOSES OF THE NEVADA LAND SURVEYING ACT.

DATE: 10-18-20  
 DATE: 10-18-20

CITY SURVEYOR'S CERTIFICATE  
 I, CLAY L. DAVIS, CITY SURVEYOR FOR THE CITY OF NORTH LAS VEGAS, CLARK COUNTY, NEVADA, DO HEREBY CERTIFY THAT I DO EXAMINE THIS PARCEL MAP THAT IT COMES WITHIN THE REQUIREMENTS OF THE NEVADA LAND SURVEYING ACT AND THAT ALL REQUIREMENTS SHOWN HEREON ARE OF THE CHARACTER SHOWN.

DATE: 10-18-20  
 DATE: 10-18-20

RECORDER'S NOTE  
 ANY SUBSEQUENT CHANGES TO THIS MAP SHOULD BE EXAMINED AND MAY BE DETERMINED BY REFERENCE TO THE COUNTY RECORDER'S CADASTRAL MAP BOOK, PAGES 271-2020

PARCEL MAP  
 THAT PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 4, TOWNSHIP 20 SOUTH, RANGE 12 EAST, CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF IN FILE 122 OF PARCEL MAP, PAGE 55 IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

CLAY L. DAVIS, CITY SURVEYOR  
 CLARK COUNTY, NEVADA  
 DATE: 10-18-20  
 DATE: 10-18-20

## **NEIGHBORHOOD MEETING SUMMARY**

Jennifer Lazovich from Kaempfer Crowell held a virtual ZOOM neighborhood meeting on Wednesday, October 21, 2020 at 5:30pm to discuss the proposed zone change near Craig Road and Clayton Street. No neighbors attended. A representative from Richmond American Homes attended the neighborhood meeting.

**NOTES**

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 it may not contain the information required for assessment. See the recorded documents for more detailed legal information.

Year	Male (thousands)	Female (thousands)
2000	280	290
2005	290	300
2010	300	310

1 2 3 4 5 6

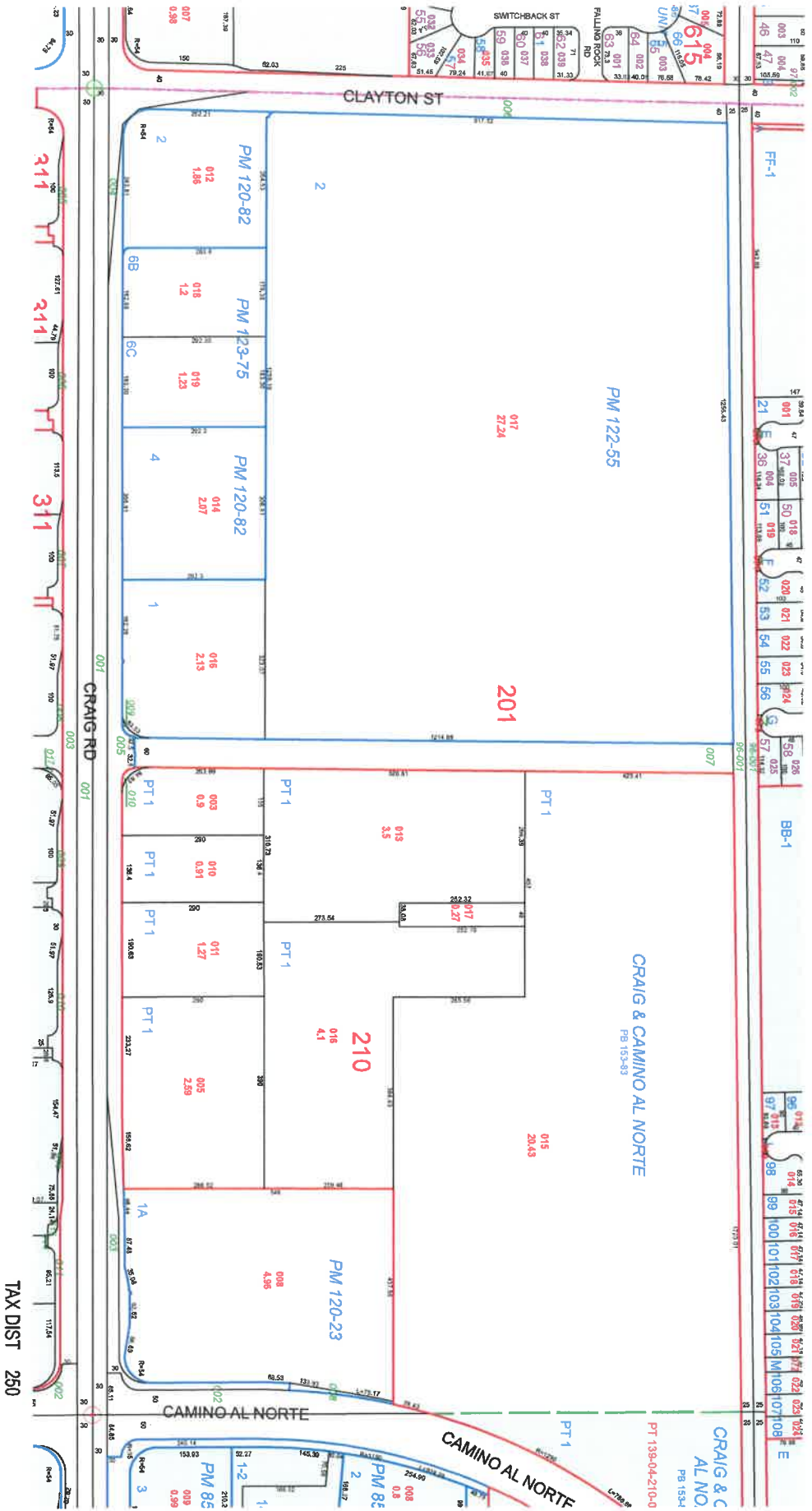
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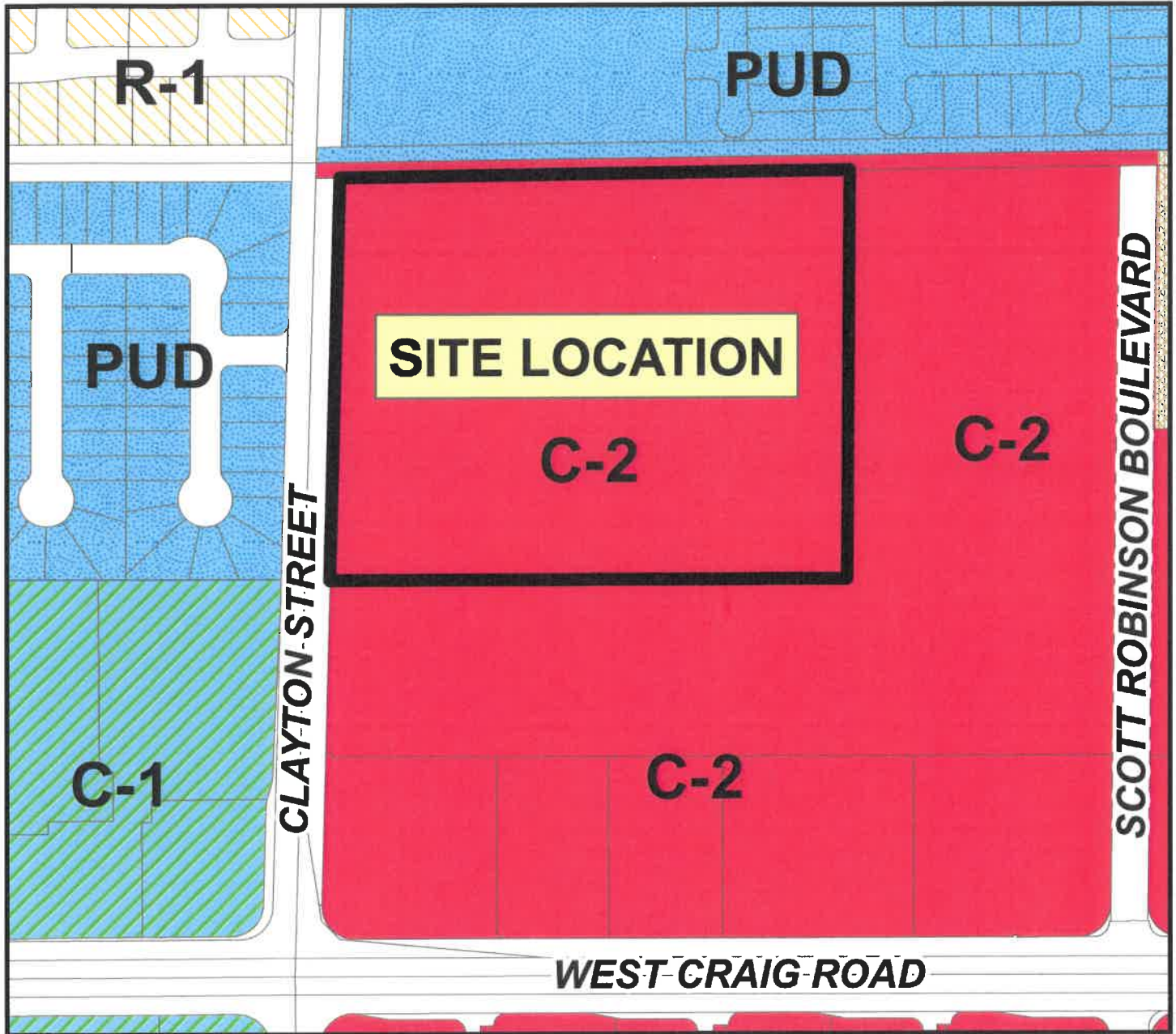
139-04-2





# THE CITY OF NORTH LAS VEGAS

## Location & Zoning Map



Applicant: Richmond American Homes of Nevada, LLC  
Application Type: Property Reclassification  
Request: From C-2 (General Commercial District) to R-CL (Single-Family Compact Lot Residential District)  
Project Info: East of Clayton Street, approximately 580 feet north of Craig Road  
Case Number: ZN-18-2020

11/4/2020

