

CITY OF NORTH LAS VEGAS

INTEROFFICE MEMORANDUM

To: Robert Eastman, Planning Manager, Land Development & Community Services Dept.
From: Robert Weible, Land Development Project Leader, Department of Public Works
Subject: ZN-29-2020 **Binion 50 East**
Date: January 14, 2021

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:

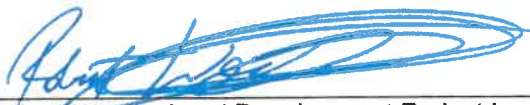
1. All known geologic hazards shall be shown on the preliminary development plan, tentative map and the civil improvement plans. Geological hazards such as fault lines or fissures affecting residential structures may substantially alter the tentative map layout and require the submission of a revised 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. 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.
4. The property owner is required to grant roadway easements where public and private streets intersect.
5. 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.
6. 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.
7. All driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Numbers 222.1 and 222.
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. Losee Road
 - b. Deer Springs Way
9. The public street geometrics and thickness of the pavement sections will be determined by the Department of Public Works.

10. 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.
11. 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>.



Robert Weible, Land Development Project Leader
Department of Public Works



November 30, 2020

764-A146-012

Mr. Marc Jordan
Manager
Planning and Zoning Department
City of North Las Vegas
2250 Las Vegas Boulevard North
North Las Vegas, Nevada 89030

RE: Letter of Intent – Rezoning and Tentative Map
Binion 50 East Site –APN: 124-23-601-020 and 124-23-501-010

Dear Mr. Jordan:

GCV, Inc. and PN II, Inc., on behalf of the owner, PJ & CB LLC, respectfully submits this Letter of Intent with application packages for a rezoning and tentative map on the above-referenced parcel within the Binion 150 community.

Project Description

The community is located at the northwest corner of Deer Springs Way and Losee Road. Currently, the comprehensive plan for the Binion 150 Acre Site is Single Family Medium (up to 13 dwelling units per acre.) A zone change from R-CL to PUD and a tentative map are being requested.

Attached to the respective application is a scaled site plan representing any easements, the ingress/egress driveway, pavement and existing improvements.

Binion 50 East Site is approximately 27.04 acres with a gross density of approximately 6.29 units per acre. The developer is proposing 170 two story residential units. The houses will be traditional and range in size from approximately 1,709 square feet to 2,489 square feet. The minimum lot size is 3,100 square feet and the maximum lot size is 6,828 square feet. The site includes nearly 154,053 square feet of open space and approximately 56,234 square feet of perimeter landscaping. There will be a park of approximately 63,939 square feet. With the single access point for ingress/egress from Losee Road including emergency access, there will not be any adverse effects on traffic.

While historically, the land was held for a large commercial use such as a regional mall, the economic climate over the past decade has declined from building malls to industrial buildings and fulfillment centers. Our client's overall project is compatible with the land use, character and development of the area and the additional rooftops will generate interest by grocery chains, restaurants and charter schools.



City of North Las Vegas Planning
Page 2
November 30, 2020

We are asking for your approval of these applications. Please feel free to contact me at 804-2153 should you have any questions or concerns.

Cordially,

GCW, Inc.



Wesley T. Petty, PE
Vice President



BINION 50 EAST

**A.P.N. 124-23-501-010
& 124-23-601-020
NOVEMBER 30, 2020**

PARCEL 2 AS SHOWN IN FILE 124, PAGE 86 OF PARCEL MAPS, ON FILE AT THE CLARK COUNTY, NEVADA, RECORDER'S OFFICE, LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 23, TOWNSHIP 19 SOUTH, RANGE 61 EAST, M.D.M. CITY OF NORTH LAS VEGAS, CLARK COUNTY, NEVADA.

CONTAINS 27.04 ACRES, MORE OR LESS



COILING	LOT SIZE
COILING ZONE# = R-CL	MINIMUM LOT SIZE = 3,150 SF
PROPOSED ZONE# = T-0	MAXIMUM LOT SIZE = 8,400 SF
NUMBER OF LOTS = 175	AVERAGE LOT SIZE = 4,900 SF
NUMBER OF COMMON ELEMENTS = 20	OPEN SPACE
DENSITY	REQUIRED = 86,000 SF
AVERAGE = 27.04 AC	PROVIDED = 114,801 SF
DENSITY = 4.26 LOTS/AC	PREREQUISITE = 114,801 SF (NOT INCLUDED)
	MINOR = 114,801 SF

SETBACK REQUIREMENTS

[illegible]

FLOOD ZONE NOTE

THIS SUBDIVISION IS LISTED AS SHADY ZONE "X". AREAS OF 0.25 ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DAMAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS LISTED BY LEGISLATION WITH 1% ANNUAL CHANCE FLOOD FROM PANELS 2000037089.

BASIS OF BEARING
SOUTH 69°-32'-27" EAST BEING THE BEARING OF THE CLAY LINE OF THE SOUTHWEST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER OF THE 1/4 OF SECTION 23, TOWNSHIP 16 NORTH, RANGE 12 EAST, MERIDIAN 10 WEST, LANE COUNTY, MINNESA, AS SHOWN BY MAP RECORDED ON FILE IN THE CLARK COUNTY RECORDS OFFICE IN BOOK 153, PAGE 20 OF PLATS.

 O&B Oilfield Safety and Health O&B Safety, Inc. is a leading national provider of safety courses for the oilfield. 1-800-42-5646	 FAST Oilfield Safety and Health FAST is a leading national provider of safety courses for the oilfield. 1-800-42-5646	 C&B Oilfield Safety and Health C&B is a leading national provider of safety courses for the oilfield. 1-800-42-5646	 C&B Oilfield Safety and Health C&B is a leading national provider of safety courses for the oilfield. 1-800-42-5646
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SP

PULTE HOMES
BINION 50 EAST
SITE PLAN

GCW
ENGINEERS & SURVEYORS

1555 S. RAINBOW BLVD
LAS VEGAS, NV 89146
T: 702.804.2000
F: 702.804.2299
gcwengineering.com

PROJECT NO.
764-A146-001

DESIGN: HMI
DRAWN: PJG
CHECK: HMI

PLOT DATE: 12-18-20
PLOT TIME: 6:58:52



DESIGN

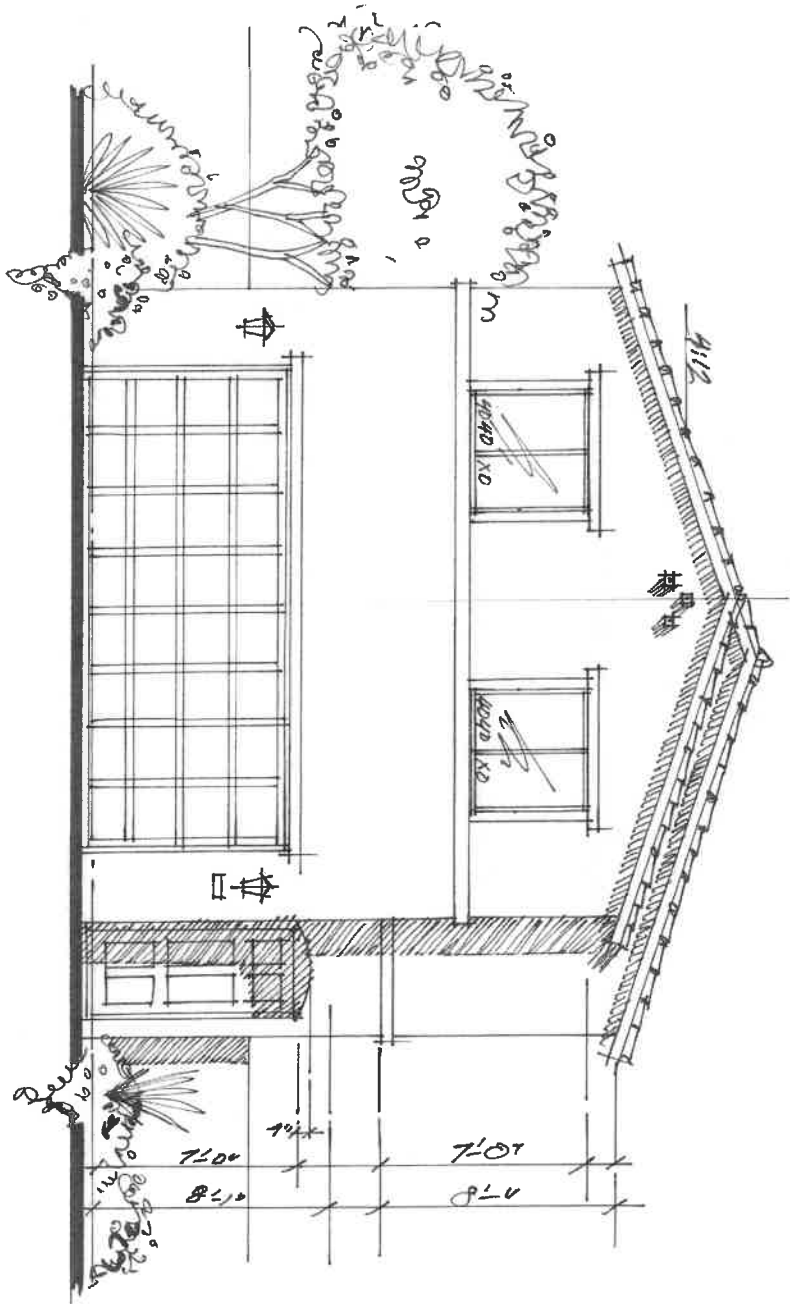
PulteGroup

PROJECT: TCG-4 PLAN 2517
NPC #: ####.###
TOTAL COND. SQ.FT.: 1709 SF
SHEET # of #

DATE: 8/14/2020
DESIGNER: SR

BINION - 2517

FLORIDA TEXAS SOUTHEAST NORTH EAST WEST MIDWEST



PLAN 2517.1

SPANISH ELEV

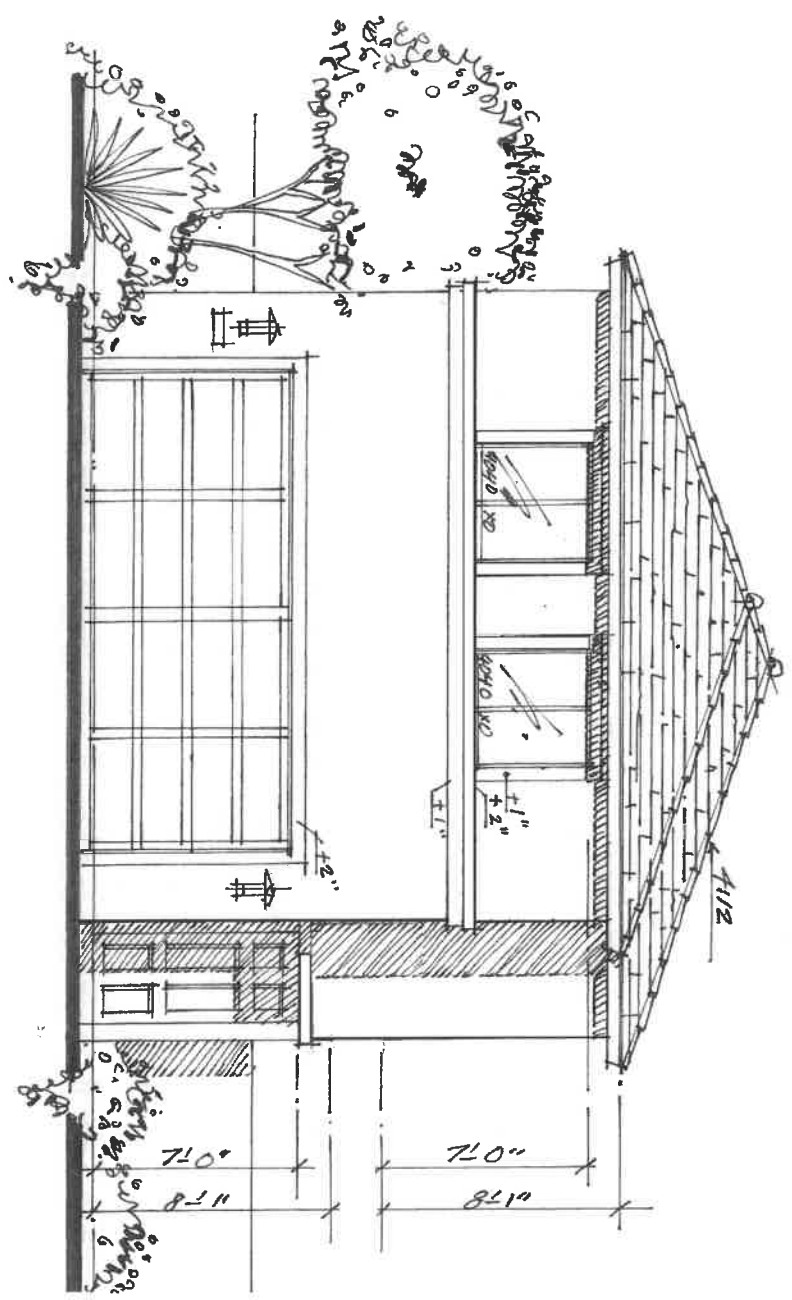
SCALE 1/4" = 1'-0"



PROJECT: TCG-4 PLAN 2517
NPC #: ####.###
TOTAL COND. SQ.FT.: 1709 SF
SHEET # of #

DATE: 8/14/2020
DESIGNER: SR

FLORIDA TEXAS SOUTHEAST NORTH-EAST WEST MIDWEST
BINION - 2517

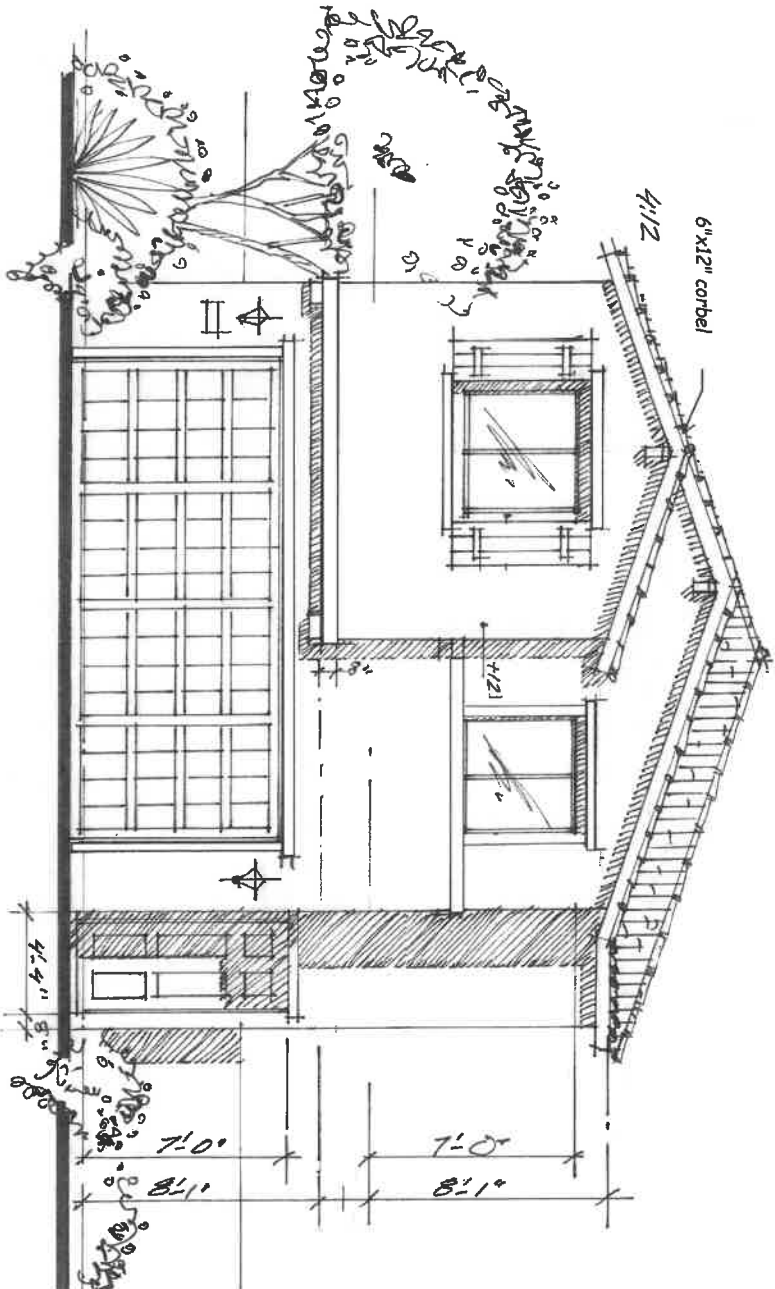


PLAN 2517.1 ITALIANATE ELEV.
SCALE 3/4" = 1'-0"

PROJECT: TCG-4 PLAN 2517
NPC #: ###.###
TOTAL COND. SQ. FT.: 1709 SF
SHEET # of #

DATE: 8/14/2020
DESIGNER: SR

BNION - 2517
FLORIDA TEXAS SOUTHEAST NORTHWEST WEST MIDWEST

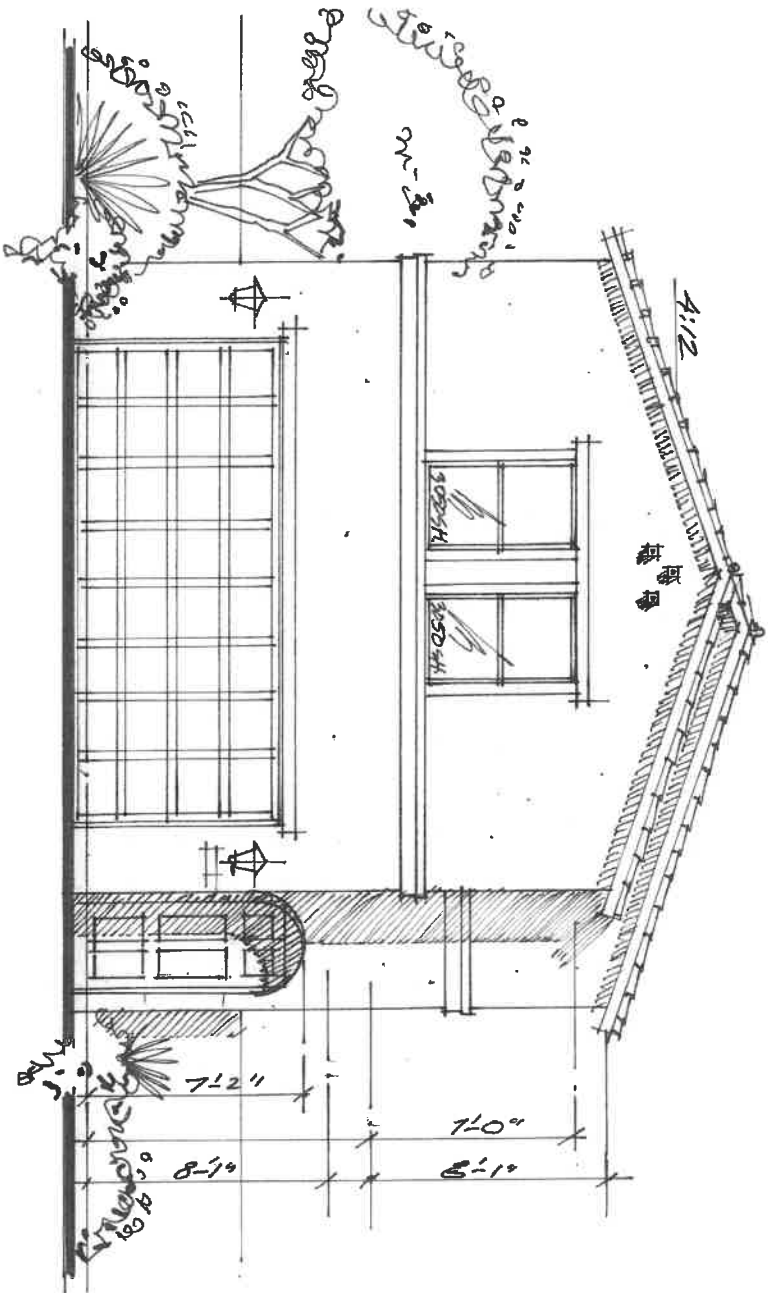


PLAN 2517-1
FRONT ELEV.
SCALE 1/4" = 1'-0"



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A
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FLORIDA
TEXAS
SOUTHERN
NORTHERN
WEST
MIDWEST



P249N 2518-1

SPANNING ELEMENT

2016/4/2 1:20

PROJECT: TCG-4 PLAN 2518
 NPC #: ####.###
 TOTAL COND. SQ.FT.: SF
 SHEET: # of #

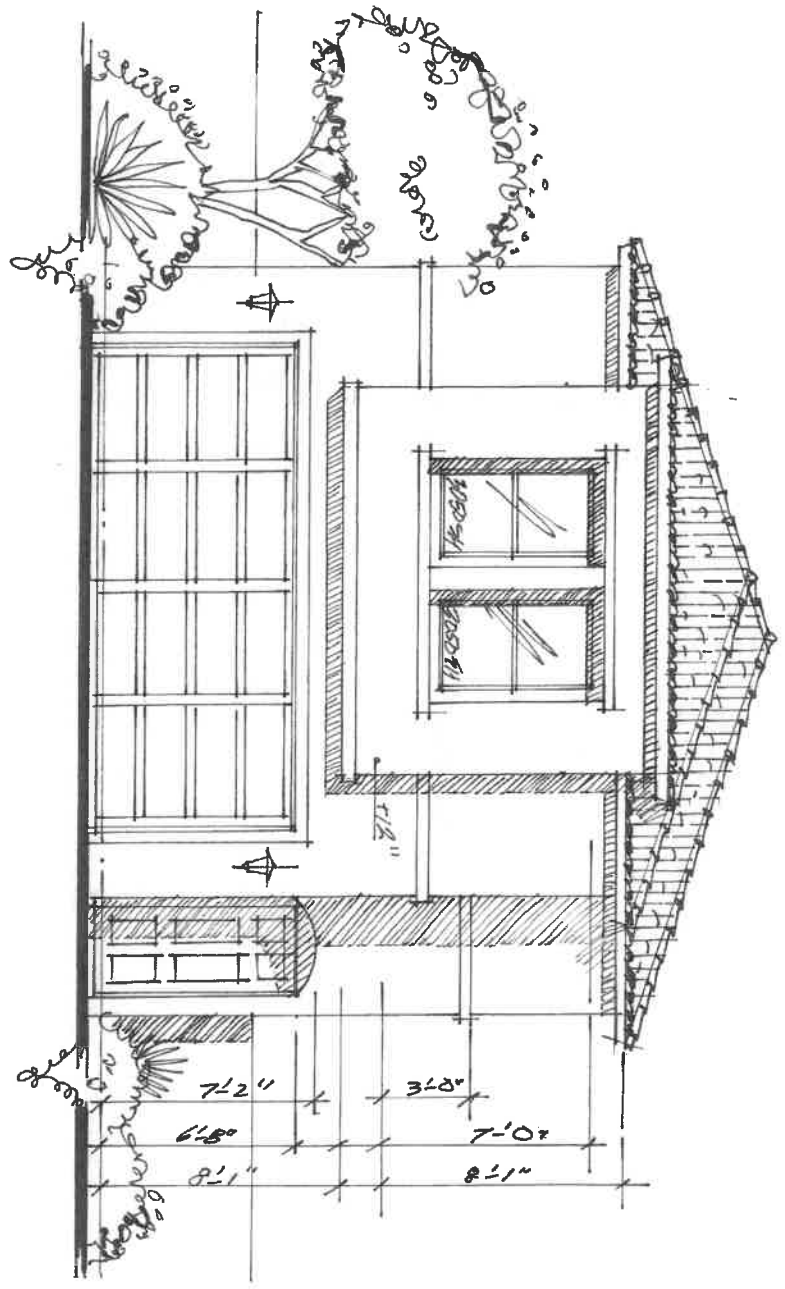
DATE: 8/27/2020
 DESIGNER: SR

BINION - 2518

FLORIDA TEXAS SOUTH EAST NORTH EAST WEST MIDWEST

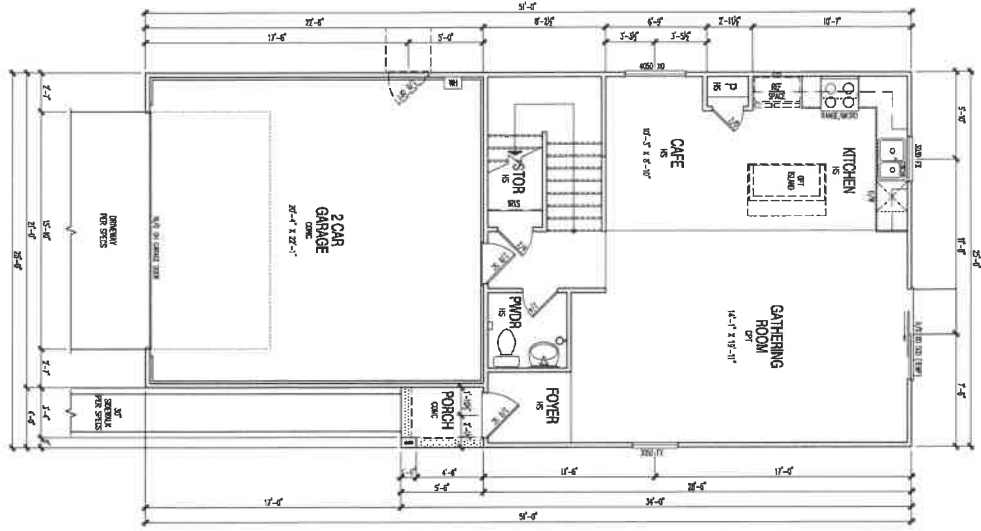
PLAN 2518-1

IRILLANATE ELEV.



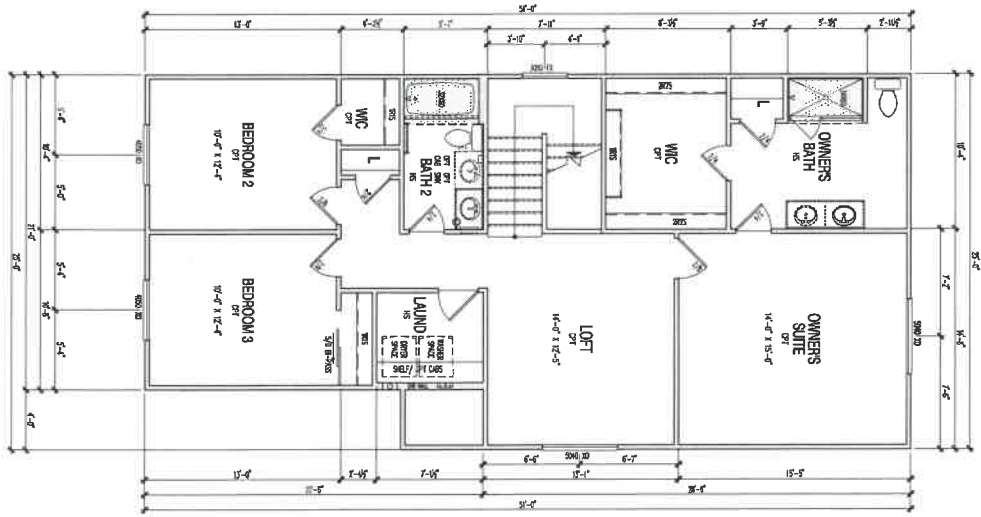
FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"



SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"



STD UNDER ROOF	
SPACE	AREA
A - Under First Floor	713 SF
B - Under Second Floor	1129 SF
C - Porch	422 SF
D - Entry	238 SF
MAX LIVABLE	1502 SF

STD LIVABLE	
SPACE	AREA
A - Under First Floor	713 SF
B - Under Second Floor	1129 SF
C - Porch	422 SF
D - Entry	238 SF
MAX LIVABLE	1502 SF

STD FOOTPRINT	
SPACE	AREA
A - Under First Floor	713 SF
B - Under Second Floor	1129 SF
C - Porch	422 SF
D - Entry	238 SF
MAX FOOTPRINT	1502 SF

MAX FOOTPRINT	
SPACE	AREA
A - Under First Floor	713 SF
B - Under Second Floor	1129 SF
C - Porch	422 SF
D - Entry	238 SF
MAX FOOTPRINT	1502 SF

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - TEXT WHERE REPRESENT 1/8" SCALE PLOTS

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Julie Hines, Owner

 License: 1000123

First & Second Floor Plan

Elevation 'A'

Las Vegas Division

7255 S. Tenaya Way, Suite 200

Las Vegas, Nevada 89113

Project Name: Junior Center

Project Address: 7255 S. Tenaya Way, Suite 200, Las Vegas, NV 89113

Project Manager: George Loh

Architect: Pulte Homes

Scale: 1/4" = 1'-0"

Sheet: DD

Revision:

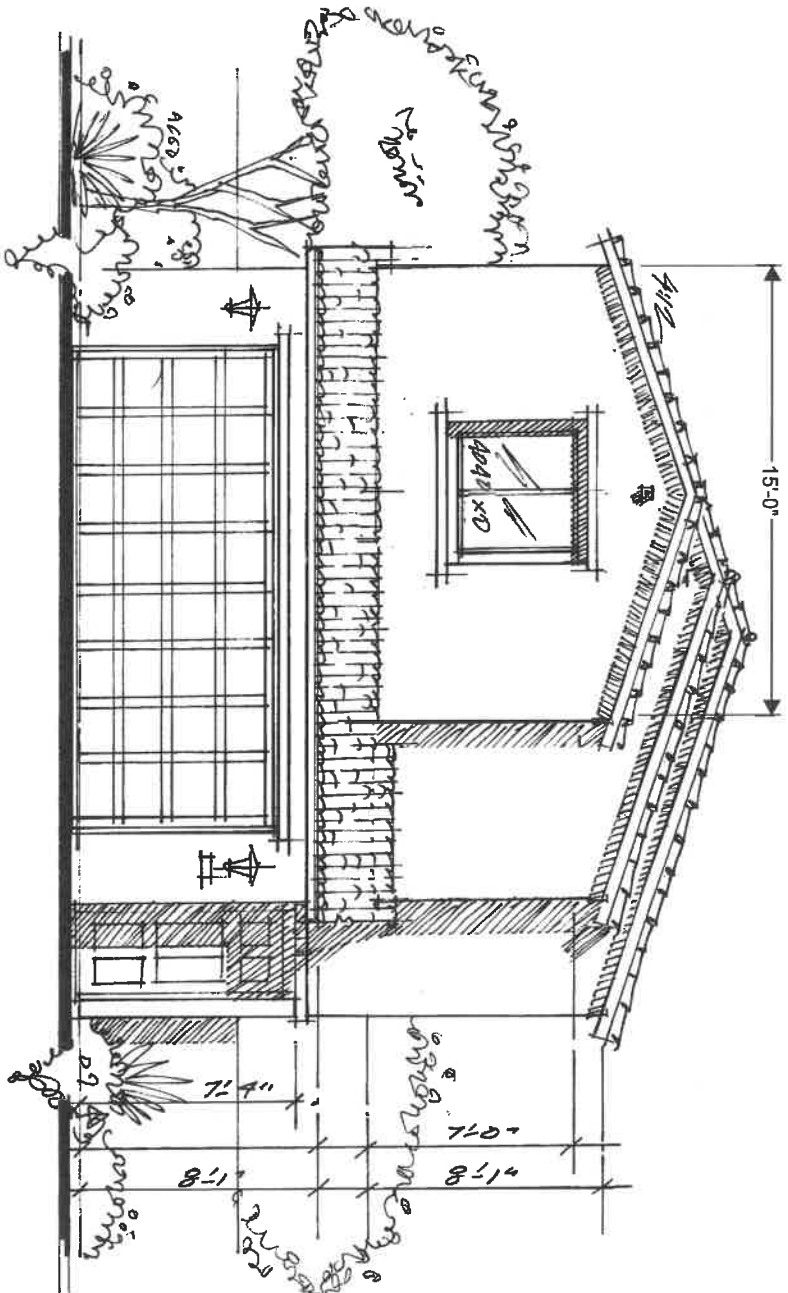
NO.	DATE	DESCRIPTION
1	04/18/2020	Initial Design

PROJECT: TCG-4 PLAN 2520
NPC #: ###.###
TOTAL COND. SQ. FT.: SF

DATE: 9/1/2020
DESIGNER: SR

PLAN 2520-1

SPRINKLER ELEV.
DATE 9/1/20

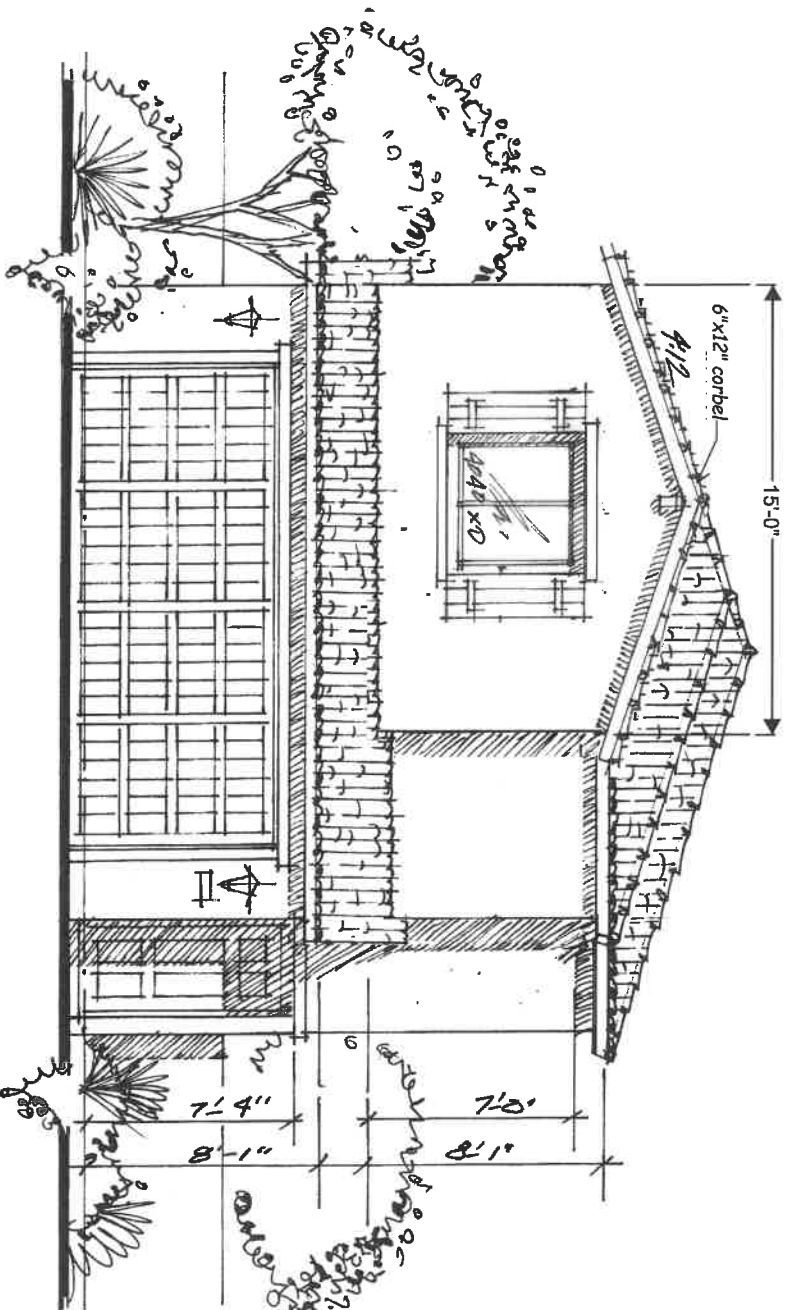


PROJECT: TCG-4 PLAN 2520
NPC #: ####.###
TOTAL COND. SQ.FT.: SF
SHEET # of #

DATE: 9/1/2020
DESIGNER: SR

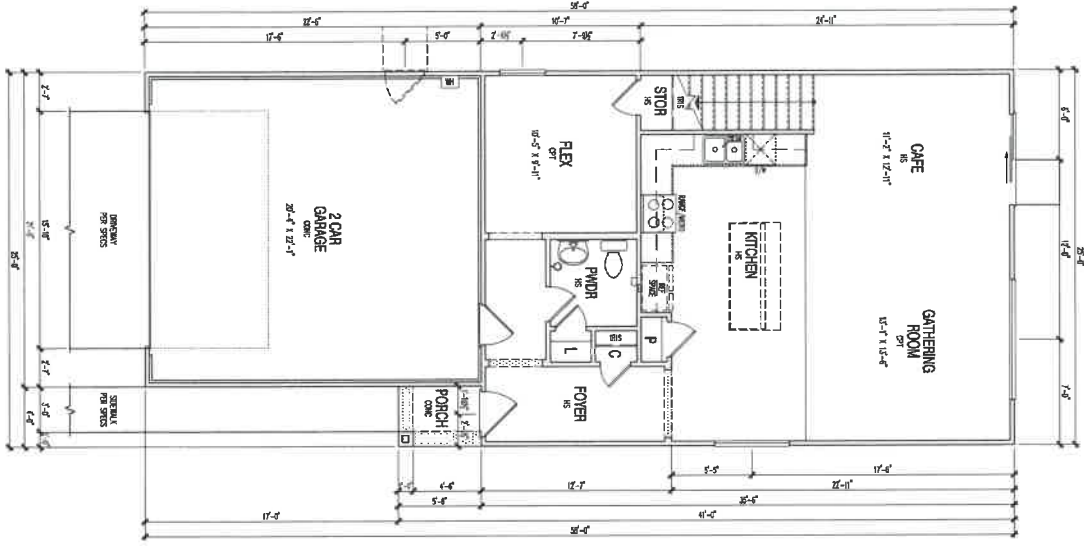
PLAN 2520-1

7/14/2020



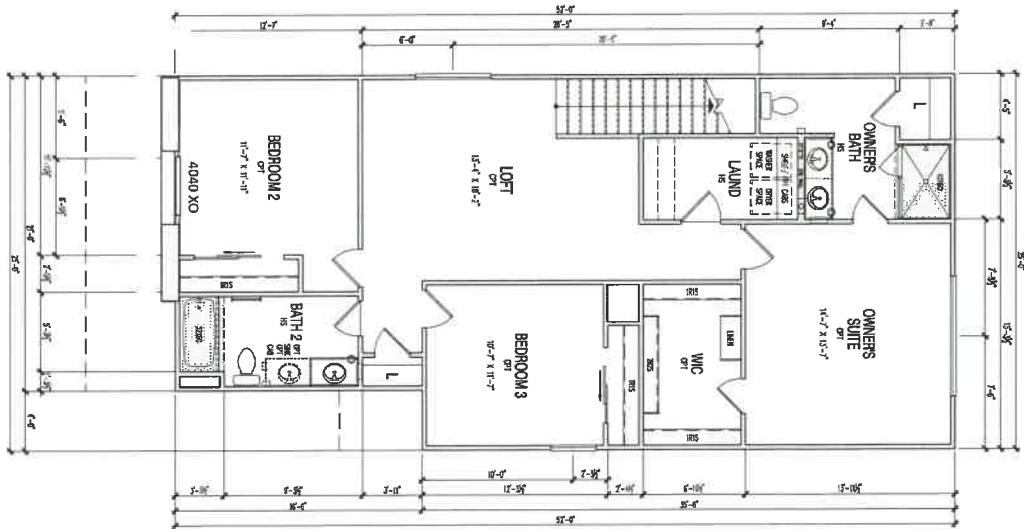
FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"



SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"



STD UNDER ROOF	
SPACE	AREA
A - Under First Floor	614.37
B - Under Second Floor	1200.37
C - Porch	472.37
D - Porch	2000.37
TOTAL	
2500.37	
MAX LIVABLE	
SPACE	AREA
A - Under First Floor	614.37
B - Under Second Floor	1200.37
C - Porch	472.37
D - Porch	2000.37
TOTAL	
2500.37	
STD FOOTPRINT	
SPACE	AREA
A - Under First Floor	614.37
B - Under Second Floor	1200.37
C - Porch	472.37
D - Porch	2000.37
TOTAL	
2500.37	
MAX FOOTPRINT	
SPACE	AREA
A - Under First Floor	614.37
B - Under Second Floor	1200.37
C - Porch	472.37
D - Porch	2000.37
TOTAL	
2500.37	

NOTE: SCALES NOTED ON DRAWINGS RELATIVE TO FULL SIZE PLOT ON 22 1/4" SHEET - 1" = 1'-0" SCALE PLT. 1/2" SCALE PLT. 1/4" SCALE PLT.

First & Second Floor Plan
Elevation 'A'



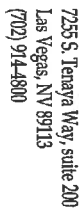
Las Vegas Division
7255 S. Tenaya Way, Suite 200
Las Vegas, Nevada 89113

Dale Himes
 Project Manager
 2520-1
 Plan 3
 7500-1
 2520-1
 DD









City of North Las Vegas, Nevada

READ ALL SHEETS PRIOR TO CONSTRUCTION. ALL CONSTRUCTION MUST ADHERE TO CITY APPROVED CONSTRUCTION DOCUMENTS

STD UNABLE		MAX FOOTPRINT	
SPRUC	AREA	SPRUC	AREA
A - Inside (1m Flow)	794 SF	A - Inside (1m Flow)	794 SF
B - Outside (Ground Flow)	1115 SF	B - Outside (Ground Flow)	540 SF
		C - Camp	442 SF
	1912 SF	D - Camp Extension 5'	104 SF
		E - Porch	72 SF
			1621 SF

MAX LIVABLE	
SPACE	AREA
A - Usable ("1st Floor")	794 SF
B - Usable ("Second Floor")	11,53 SF
	(927 SF)

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	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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BUILDING SECTION NOTES:

ALL WORK SHALL BE IN ACCORDANCE WITH THE FOLLOWING CONDITIONS:

- INTERNATIONAL RESOLUTION / SAVING CODE
- INTERNATIONAL DIVERSITY CONSERVATION CODE
- DIVERSITY STAR 3.1
- UNIFORM MEDICAL CODE

Q4.00	COVER SHEET
Q4.01	ARCHITECTURAL, GENERAL, NOTES AND SPECIFICATIONS
Q4.02	ARCHITECTURAL, GENERAL, NOTES AND SPECIFICATIONS
Q4.10	PRODUCT CHANGE REQUESTS / REVISE LOG
Q4.11	NOTED FIRST FLOOR PLAN - ALL ELEVATIONS
Q4.12	DIMENSIONED FIRST FLOOR PLAN - ALL ELEVATIONS
Q4.12	FIRST FLOOR PLAN DRIVING - ALL ELEVATIONS

STRUCTURAL ENGINEER
Rita Rock E

INTERIOR ELEVATION REFERENCES

VICINITY MAP

SINGLE FAMILY DETACHED WITH ATTACHED PRIVATE GARAGE

FIRST FLOOR

SECOND FLOOR

[illegible]

A-31	FLOOR PLANS - ELEVATION
A-40	ARCHITECTURAL DETAILS
Mechanical Sheets	
M-100	MECHANICAL SPACES, DETAILS AND NOTES
M-110	MECHANICAL FLOOR PLAN - ALL ELEVATIONS
M-115	MECHANICAL FLOOR PLAN PROFILES - ALL ELEVATIONS
M-12	MECHANICAL FLOOR PLAN - ALL ELEVATIONS
M-17	MECHANICAL FLOOR PLAN - ALL ELEVATIONS
M-22	MECHANICAL FLOOR PLAN - ALL ELEVATIONS
M-30	MECHANICAL FLOOR PLAN - ALL ELEVATIONS
M-35	MECHANICAL FLOOR PLAN - ALL ELEVATIONS
M-40	MECHANICAL FLOOR PLAN - ALL ELEVATIONS
M-45	MECHANICAL FLOOR PLAN - ALL ELEVATIONS
M-50	MECHANICAL FLOOR PLAN - ALL ELEVATIONS
M-55	MECHANICAL FLOOR PLAN - ALL ELEVATIONS
M-60	MECHANICAL FLOOR PLAN - ALL ELEVATIONS
M-65	MECHANICAL FLOOR PLAN - ALL ELEVATIONS
M-70	MECHANICAL FLOOR PLAN - ALL ELEVATIONS
M-75	MECHANICAL FLOOR PLAN - ALL ELEVATIONS
M-80	MECHANICAL FLOOR PLAN - ALL ELEVATIONS
M-85	MECHANICAL FLOOR PLAN - ALL ELEVATIONS
M-90	MECHANICAL FLOOR PLAN - ALL ELEVATIONS
M-95	MECHANICAL FLOOR PLAN - ALL ELEVATIONS
M-100	MECHANICAL FLOOR PLAN - ALL ELEVATIONS

NOTE: SCALES IN THESE DRAWINGS RELATE TO FULL SIZE PLOTS ON 21" X 34" SHEETS - 11" X 17" SHEETS REPRESENT 1/2 SCALE PLOTS

(c) Copyright, FulleCrave, Inc. - 2019

Las Vegas Division
7255 S. Tenaya Way, Suite 200
Las Vegas, Nevada 89113

PROJECT LOCATION:
SOUTHEAST CORNER OF
LOSEERD RD AND E.
CENT' SWW

Cover Sheet

Single Family

Binions 3000 Series

CHANCE HARRIS
Garage Left

1	2
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768.401
LANGE, R. J. 1992
30192

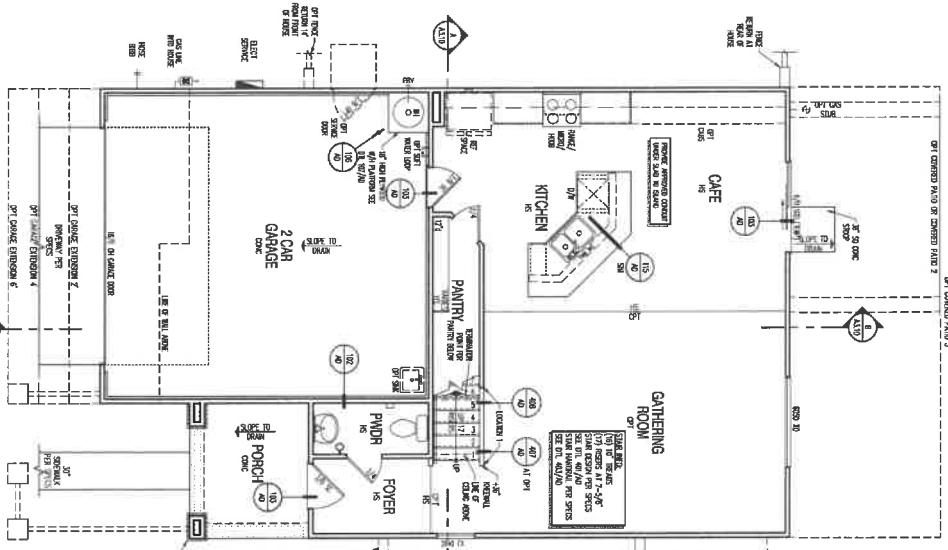
1386

CO.00

FIRST FLOOR PLAN - ALL ELEVATIONS

SCALE: 1/8" = 1'-0"

0'0" FINISH / 0'0" FINISH / 0'0" FINISH



GENERAL FLOOR PLAN NOTES

1. SEE SHEET 010 FOR THE FOUNDATION NOTES.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
3. ALL MATERIALS SHALL BE OF THE BEST QUALITY AND SHALL BE SUBMITTED FOR APPROVAL PRIOR TO INSTALLATION.
4. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
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10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
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13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.

FLOOR PLAN LEGEND



- DOOR AND WINDOW HEADERS**
- 1. ALL DOOR AND WINDOW HEADERS SHALL BE 2" X 8" LVL.
 - 2. ALL DOOR AND WINDOW HEADERS SHALL BE 2" X 8" LVL.
 - 3. ALL DOOR AND WINDOW HEADERS SHALL BE 2" X 8" LVL.
 - 4. ALL DOOR AND WINDOW HEADERS SHALL BE 2" X 8" LVL.
 - 5. ALL DOOR AND WINDOW HEADERS SHALL BE 2" X 8" LVL.
 - 6. ALL DOOR AND WINDOW HEADERS SHALL BE 2" X 8" LVL.
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 - 9. ALL DOOR AND WINDOW HEADERS SHALL BE 2" X 8" LVL.
 - 10. ALL DOOR AND WINDOW HEADERS SHALL BE 2" X 8" LVL.
 - 11. ALL DOOR AND WINDOW HEADERS SHALL BE 2" X 8" LVL.
 - 12. ALL DOOR AND WINDOW HEADERS SHALL BE 2" X 8" LVL.
 - 13. ALL DOOR AND WINDOW HEADERS SHALL BE 2" X 8" LVL.
 - 14. ALL DOOR AND WINDOW HEADERS SHALL BE 2" X 8" LVL.
 - 15. ALL DOOR AND WINDOW HEADERS SHALL BE 2" X 8" LVL.

CEILING HEIGHTS

- 1. ALL CEILING HEIGHTS SHALL BE 8'-0" UNLESS NOTED OTHERWISE.
- 2. ALL CEILING HEIGHTS SHALL BE 8'-0" UNLESS NOTED OTHERWISE.
- 3. ALL CEILING HEIGHTS SHALL BE 8'-0" UNLESS NOTED OTHERWISE.
- 4. ALL CEILING HEIGHTS SHALL BE 8'-0" UNLESS NOTED OTHERWISE.
- 5. ALL CEILING HEIGHTS SHALL BE 8'-0" UNLESS NOTED OTHERWISE.
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- 14. ALL CEILING HEIGHTS SHALL BE 8'-0" UNLESS NOTED OTHERWISE.
- 15. ALL CEILING HEIGHTS SHALL BE 8'-0" UNLESS NOTED OTHERWISE.

Bitte Homes of Nevada
Division Center
10-0000120

Las Vegas Division
7255 S. Tenaya Way, Suite 200
Las Vegas, Nevada 89113

Noted First Floor Plan
All Elevations

PROJECT LOCATION:
SOUTHEAST CORNER OF
LOSER RD AND E
CENTY

3019-2

A1.10

[illegible][illegible][illegible]

INTERIOR CEILING HEIGHTS
8'-1" PLATE HEIGHT 2ND FLOOR, UNO ON PLAT
9'-1" PLATE HEIGHT 1ST FLOOR, UNO ON PLAT

Pulte Homes of Nevada
Brandon Laughter
Lic. #0048129

[illegible]

PROJECT LOCATION:
SOUTHEAST CORNER OF
LOSEE RD AND E.
CENTRAL HWY

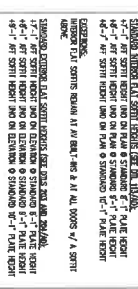


Las Vegas Division
7255 S. Tenaya Way, Suite 200
Las Vegas, Nevada 89113

Division
Way, Suite 200
evada 89113

- PROJECT LOCATION:
SOUTHEAST CORNER OF
LOSEE RD AND E.
CENTF

Noted Second Floor Plan
All Elevations



NOTE: SCALES NOTED ON DRAWINGS RELATE TO					

COMPLIANT WITH
Bionics
3000 Series
LATEST COMPLIANT ID
—
PAPER TYPING

Chaitin G.J. Jr.

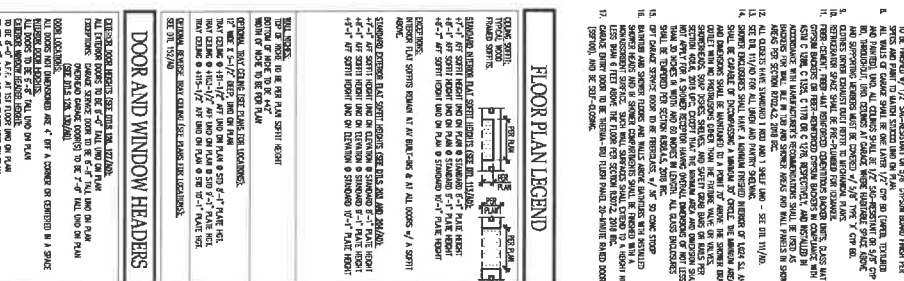
SPRINGFIELD
HPC PLAN NUMBER
768,401
LATCH PLAN ID
30192
UTILITY PLAN NUMBER / PLAN
3019-2

30192
URGENCY PLAN NUMBER / NUMBER
3019-2

SHEET
A1.20



Pile size:
 Springfield
 spec. pile number:
 768-401
 Lagoon name ID:
 30192
 UICD / PILE NUMBER / NAME:
 3019-2
 SHEET:
 A1.20



on
200
13

- PROJECT LOCATION:**
SOUTHEAST CORNER OF
LOSER RD AND E
CENT' HWY

Secret
S



PRODUCTION MANAGER
Arch Services
CLARENCE
REVISED DATE 01/22/2009

1	2	3	4
			

[illegible][illegible]

Single Karmu

Binions
3000 Series
LARGEST COMPARTMENT
—
CABINET HANGING
Garage Left
SPECIFICATION LEVEL
—

Springfield

768.401
LIBRARY PLAIN RD

768.401
LACON PLAN D
30192
LACON PLAN D / 30192
3019-2

Division
Way, Suite 200
Nevada 89113

Las Vegas Division
7255 S. Tenaya Way, Suite 200
Las Vegas, Nevada 89113

PROJECT LOCATION:
SOUTHEAST CORNER OF
LOSEE RD AND E.
CENTF WY

Dimensioned Second Floor Plan
All Elevations







Meeting Minutes from Neighborhood Meeting held November 17, 2020

No neighbors attended the meeting. Councilman Cherchio came and we chatted for a bit. He asked what staff's thoughts were and was surprised to hear they expressed they're not supportive of the smaller lots since they originally wanted higher density on the piece. Otherwise, he's happy with the layout and didn't express any concerns.

Any questions just let me know. Have a great night.

Liz (Delk) Olson
Kaempfer Crowell
702-792-7000

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.

MAP LEGEND

- PARCEL BOUNDARY
- CONDOMINIUM UNIT
- PAID BOUNDARY
- RIGHT OF WAY PCL
- ROAD EASEMENT
- MOON LEASER LINE
- HISTORIC LOT LINE
- HISTORIC SUBDIVISION
- HISTORIC PAID BOUNDARY
- SECTION LINE
- 007 ROAD PARCEL NUMBER
- 001 PARCEL NUMBER
- 100 ACRES
- 202 PARCEL SUBSECT NUMBER
- FB 2445 PLAT RECORDING NUMBER
- 5 BLOCK NUMBER
- LOT NUMBER
- 001 LOT NUMBER

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

T19S R6E1E

23

S 2 NE 4

124-23-6

100 101 102 10

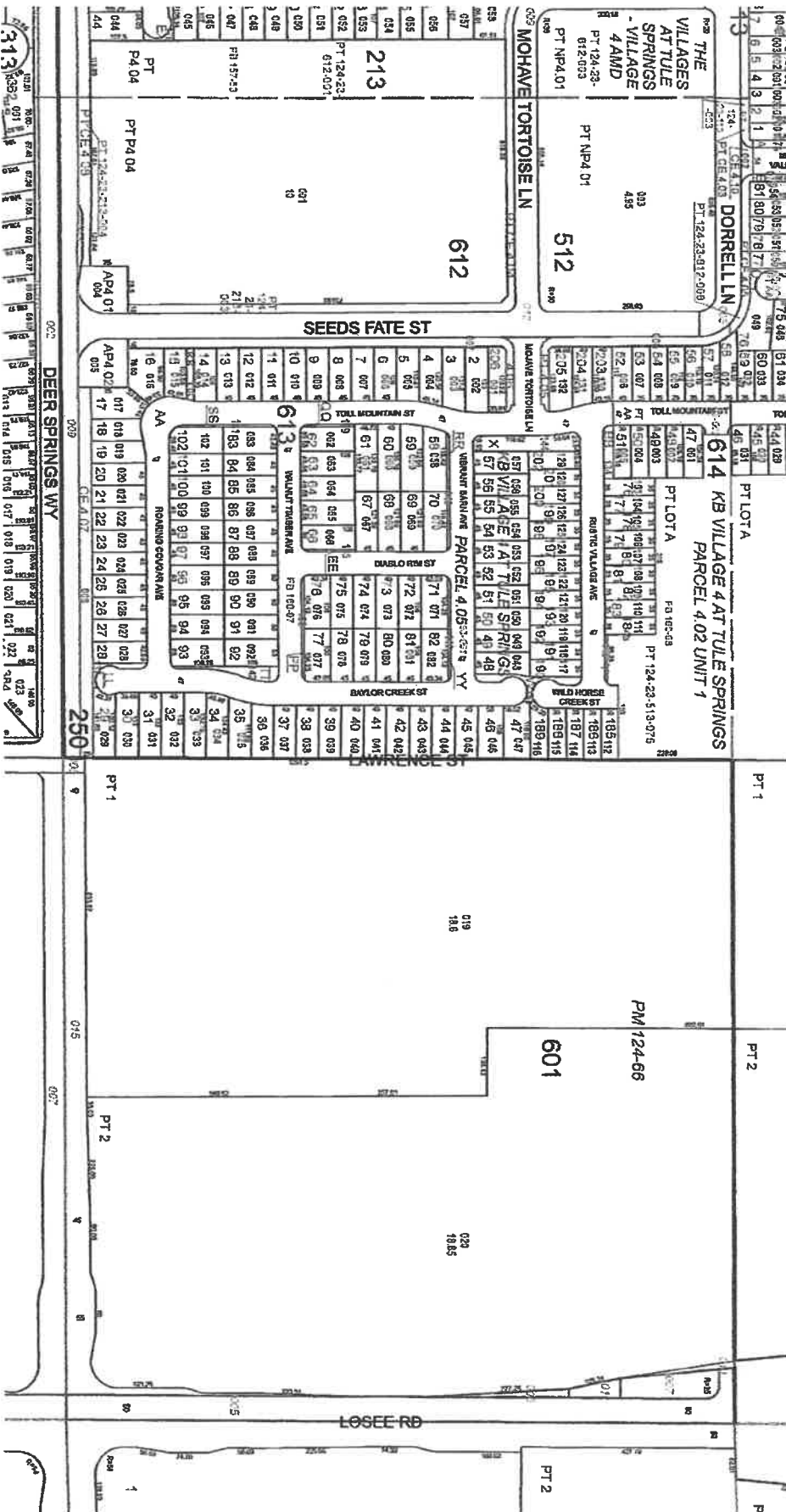
128 124 123 12

138 139 140 14

138 139 140 14

Scale: 1" = 200'

Rev: 3/3/2020

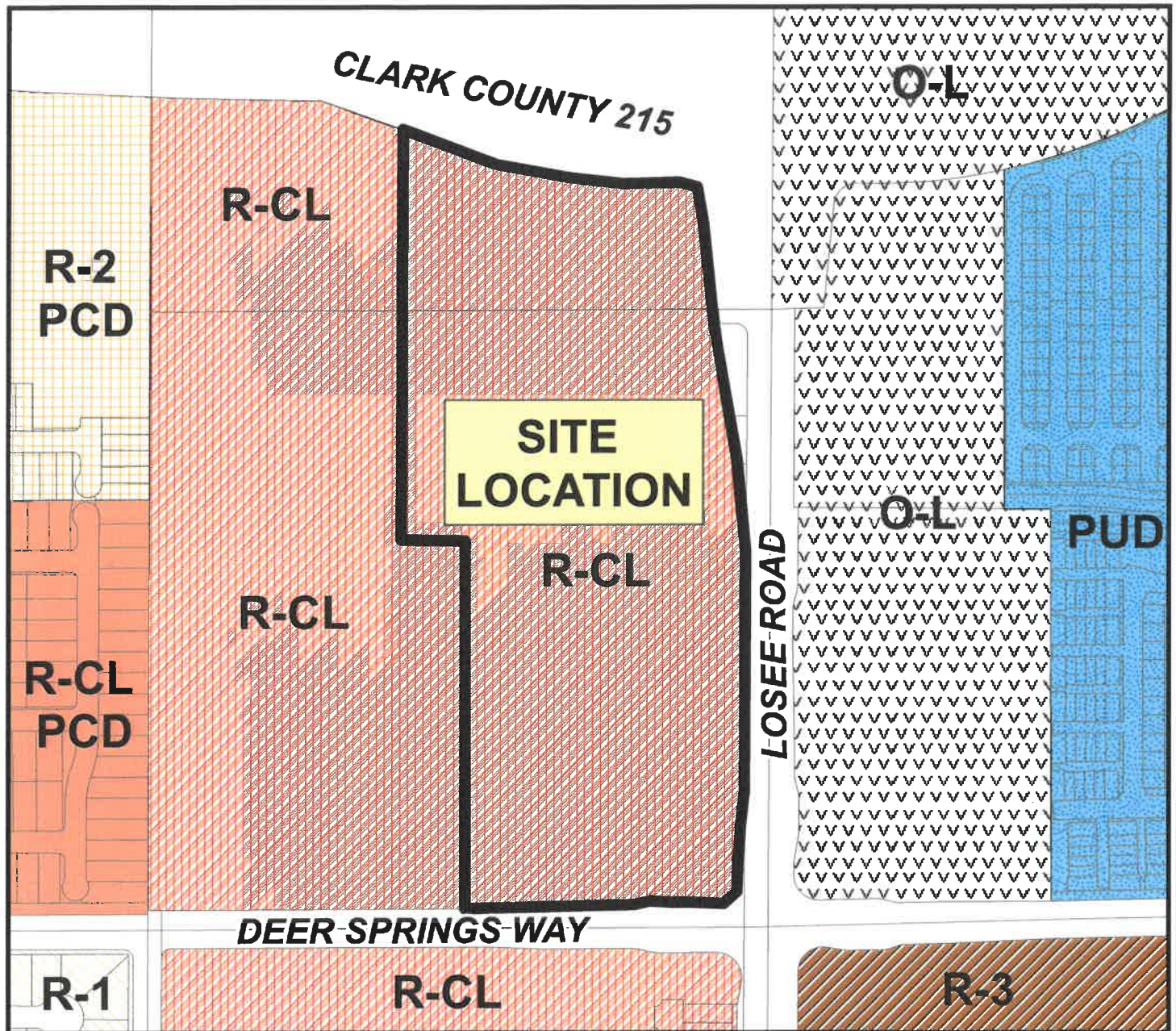


TAX DIST 254,250



THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: PN II, Inc
Application Type: Property Reclassification
Request: From R-CL (Single-Family Compact Lot Residential District) to a PUD (Planned Unit Development District) consisting of 170 single-family homes.
Project Info: Northwest corner of Losee Road and Deer Springs Way
Case Number: ZN-29-2020

1/6/2021

