

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-MAP-27-2021 **Valley Vista Parcel 1.1**
Date: August 16, 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. 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 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.
7. 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.
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. A revocable encroachment permit for landscaping within the public right of way is required.
11. The property owner is required to grant roadway easements where public and private streets intersect.
12. All common elements shall be labeled and are to be maintained by the Home Owners Association.
13. Property owner to grant a 5' PUE along property boundary adjacent to public right of way.
14. A Roadway and Utility Easement is required from APN 124-18-110-009 for the Decatur Boulevard entry. Additionally, prior to approval of the civil improvement plans and map recordation, the developer shall provide a copy of the recorded maintenance agreement between the Home Owners Association and APN 124-18-110-009 (presently NIM LLC) for the private maintenance of the landscaping, sidewalk and street.
15. 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.

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.

Duane McNelly, Land Development Coordinator
Department of Public Works



July 27, 2021

City of North Las Vegas
Planning & Zoning Division
2250 Las Vegas Boulevard North Suite #114
North Las Vegas, NV 89030

**Subject: Valley Vista Parcel 1.1 – Amendment to Tentative Map
Parcel # 124-18-110-008**

As representatives of DR HORTON we respectfully submit an Amendment to Tentative Map for property located on the Southeast corner of Grand Teton Drive and Decatur Blvd on parcel # 124-18-110-008. The site is approximately 16.49 acres.

The applicant has an approved Tentative Map (T-MAP-062021) heard at the Planning Commission on April 14, 2021. The entry on Decatur Blvd needed to be shifted North to accommodate the left-hand turn lane in the center median of Decatur Blvd. This Amended Tentative Map is proposing 252 multi-family development on approximately 16.82 acres with a density of 14.98 units per acre.

There is a requirement of 150 SF Active Open Space and 125 SF Passive Open Space per Unit amounting to a total of 69,300 SF required. There is a total of 75,477 SF of Open Space provided. The Parking Analysis shows the required parking total to be 567 spaces and the developer will be providing 578 spaces.

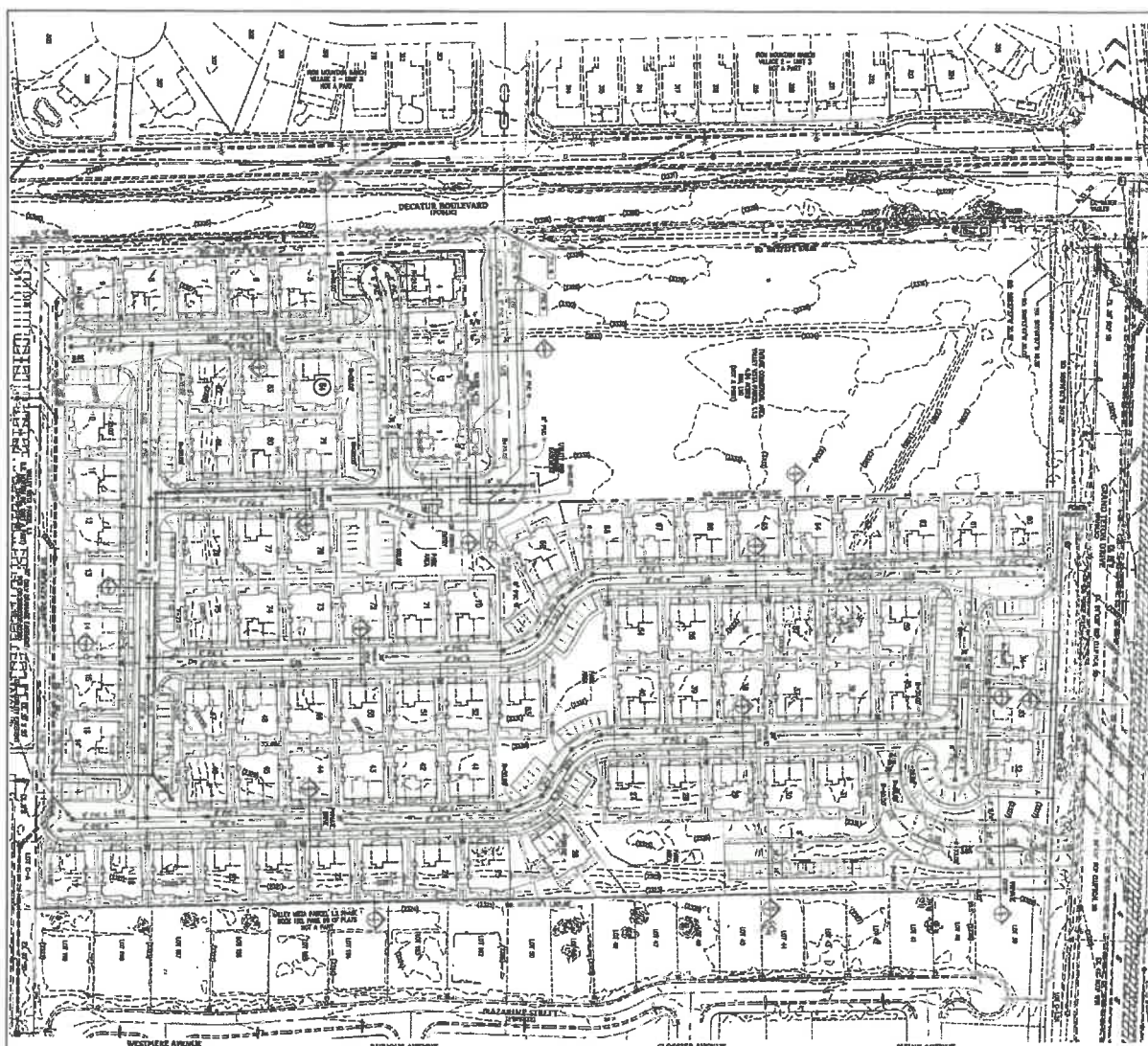
With the following development trends in the area the proposed project will allow for continued residential growth as new home sales throughout the valley increase and compatibility with adjacent residential developments.

If you should have any questions concerning this, please contact either myself or Kenneth Yamada, P.E. at Triton Engineering. We thank you in advance for your consideration and approval.

Sincerely,

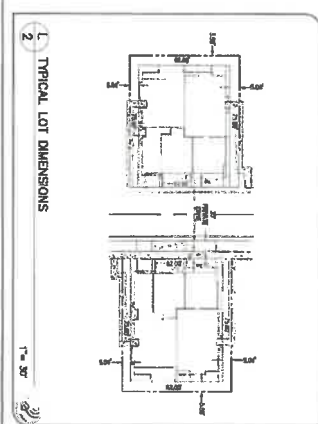
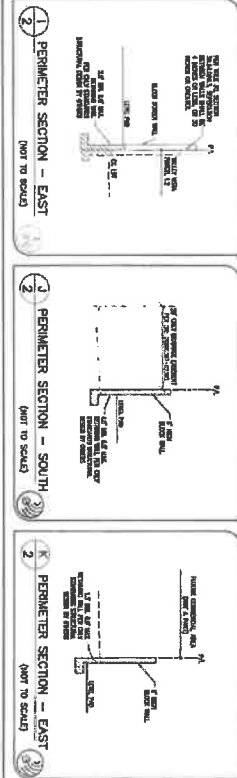
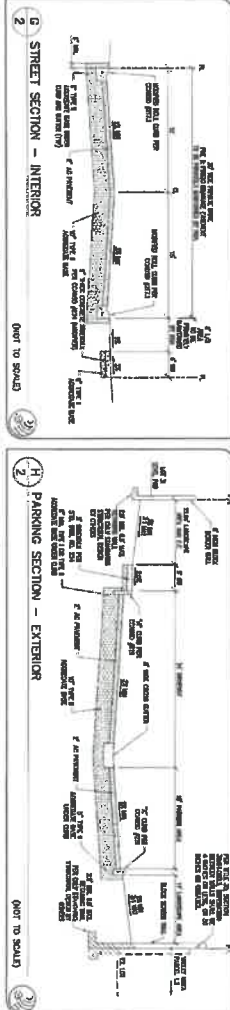
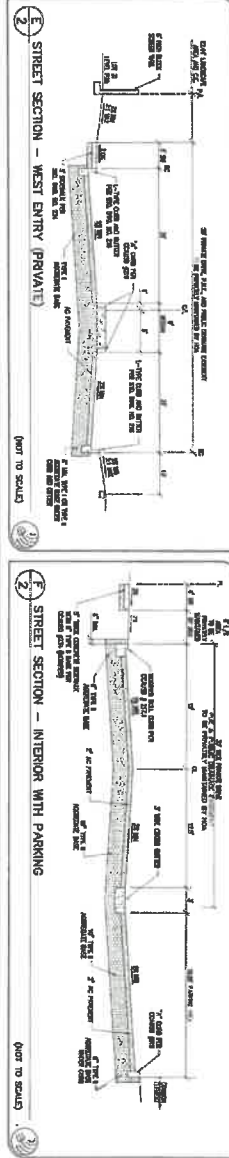
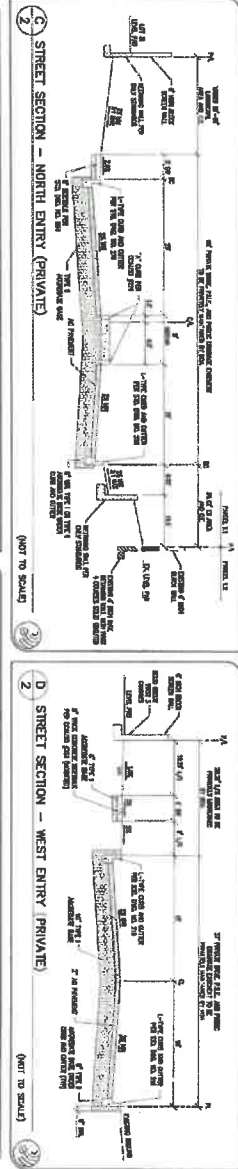
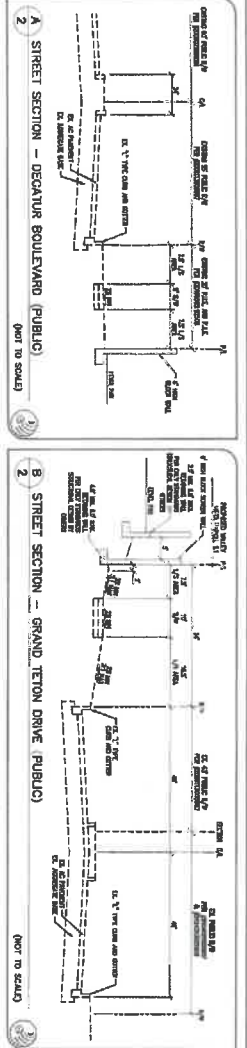
A handwritten signature in blue ink, appearing to read "Maria Morgan".

Maria Morgan
Project Coordinator



21
SA

REVISED
T-MAP-27-2021
8/11/2021



1,210 SQ. FT. | 2 BED 2 BATH 2 STORY 1 CAR



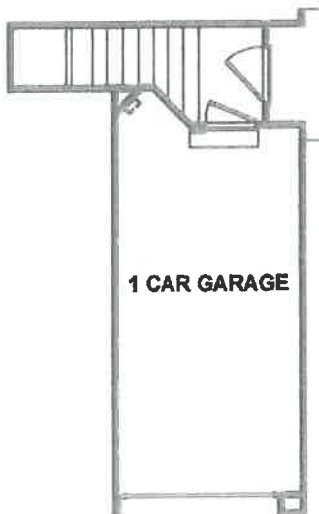
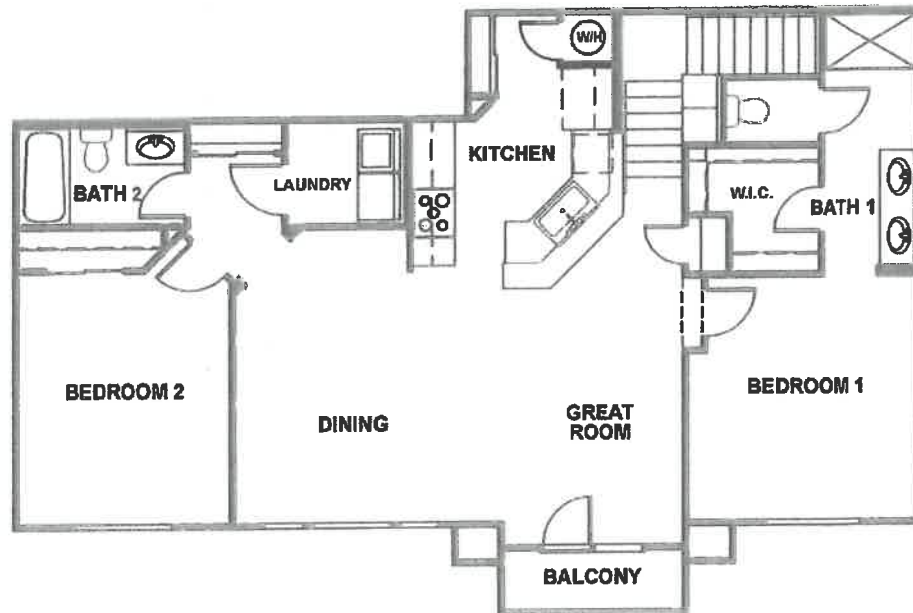
Elevation A



Elevation B

D.R. Horton is an Equal Housing Opportunity Builder. Pictures, photographs, colors, features, and sizes are for illustration purposes only and will vary from the homes as built. Square footage dimensions are approximate. See sales agent for complete details. D.R. Horton, Inc.: Nevada Real Estate Division License # B.0031938.CORP; Contractors License #0039179.

Second Floor



First Floor

Drawings, renderings, square footages, floor plans, and sizes are approximate and for illustration purposes only and will vary from the homes as built. Not all features available in all plans. See sales agent for complete details. Equal Housing Opportunity. D.R. Horton, Inc.: Nevada Real Estate Division License # 8.0031938.CORP; Contractors License #0039179.

1,399 SQ. FT. | 3 BED 2.5 BATH 2 STORY 2 CAR



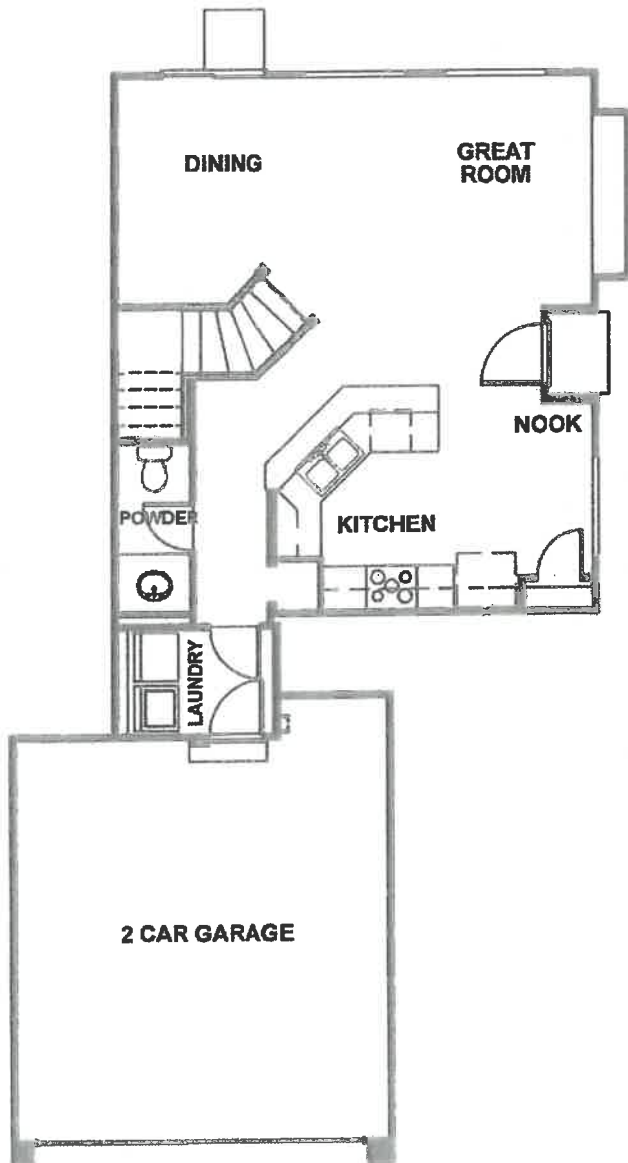
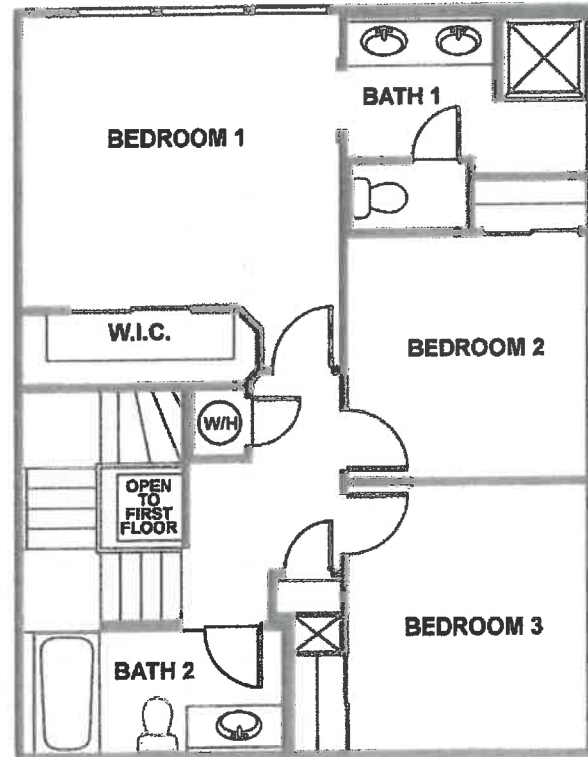
Elevation A



Elevation B

D.R. Horton is an Equal Housing Opportunity Builder. Pictures, photographs, colors, features, and sizes are for illustration purposes only and will vary from the homes as built. Square footage dimensions are approximate. See sales agent for complete details. D.R. Horton, Inc.: Nevada Real Estate Division License # B.0031938.CORP; Contractors License #0039179.

Second Floor



First Floor

Drawings, renderings, square footages, floor plans, and sizes are approximate and for illustration purposes only and will vary from the homes as built. Not all features available in all plans. See sales agent for complete details. Equal Housing Opportunity. D.R. Horton, Inc.: Nevada Real Estate Division License # 8.0031938.CORP; Contractors License #0039179.

1,617 SQ. FT. | 3 BED 2.5 BATH 2 STORY 2 CAR

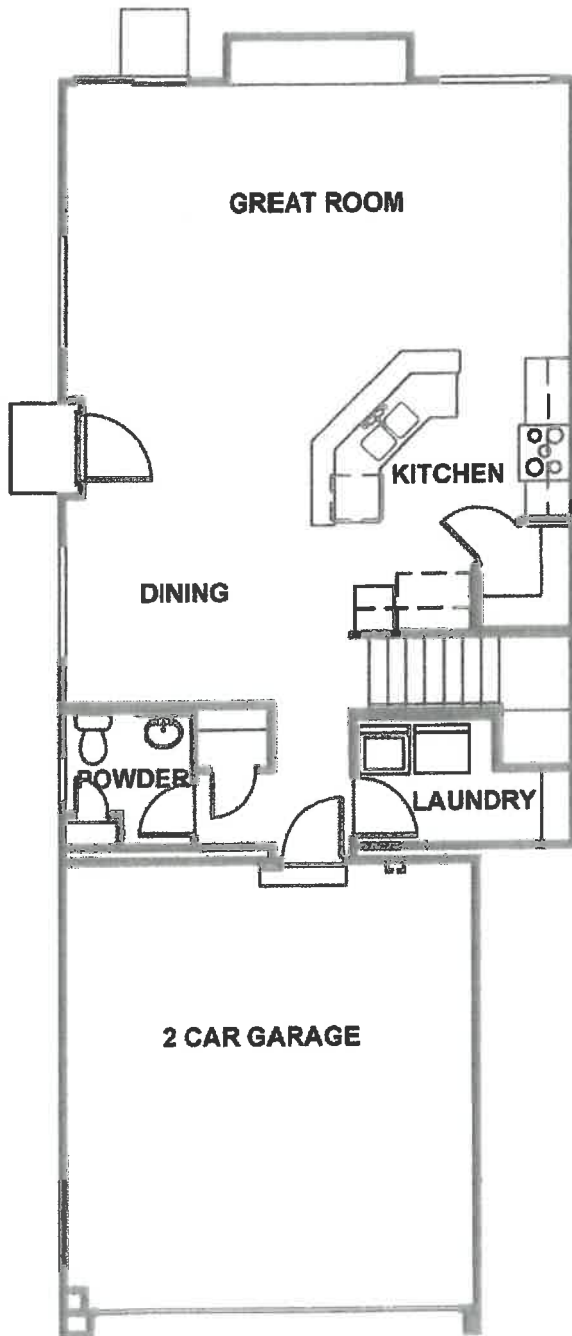


Elevation A

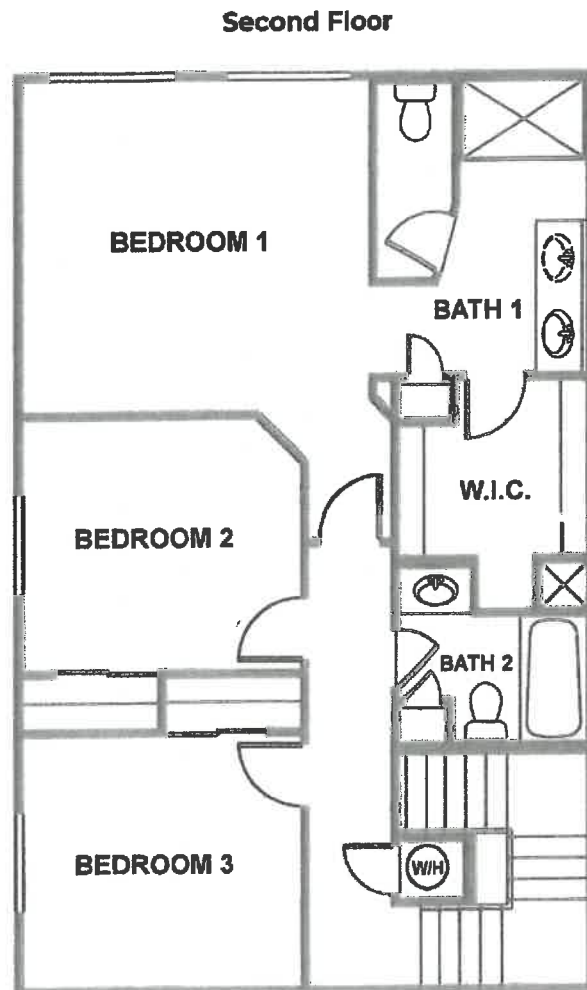


Elevation B

D.R. Horton is an Equal Housing Opportunity Builder. Pictures, photographs, colors, features, and sizes are for illustration purposes only and will vary from the homes as built. Square footage dimensions are approximate. See sales agent for complete details. D.R. Horton, Inc.; Nevada Real Estate Division License # B.0031938.CORP; Contractors License #0039179.



First Floor



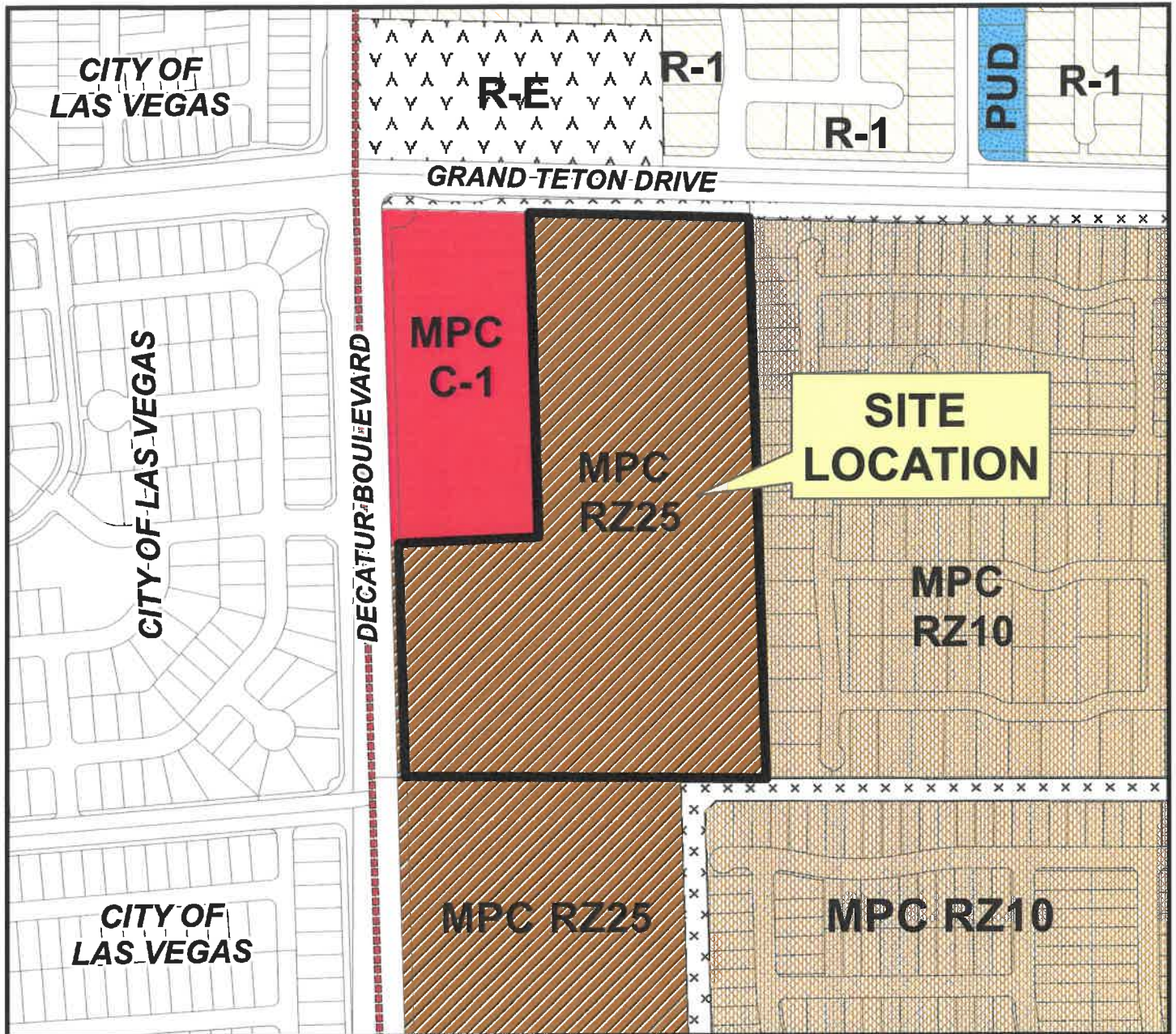
Second Floor

Drawings, renderings, square footages, floor plans, and sizes are approximate and for illustration purposes only and will vary from the homes as built. Not all features available in all plans. See sales agent for complete details. Equal Housing Opportunity. D.R. Horton, Inc.: Nevada Real Estate Division License # B.0031938.CORP; Contractors License #0039179.



THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: DR Horton, Inc.
Application: Tentative Map
Request: To Allow a 252-Unit, Multi-Family Subdivision
Project Info: Generally the southeast corner of Decatur Boulevard and
Grand Teton Drive
Case Number: T-MAP-27-2021

8/25/2021

