

# CITY OF NORTH LAS VEGAS

## INTEROFFICE MEMORANDUM

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To: Amy Michaels, Principal Planner, Land Development & Community Services Dept.  
From: Duane McNelly, Land Development Coordinator, Department of Public Works  
Subject: ZN-03-2022 **N. 5<sup>th</sup> St & Azure**  
Date: February 07, 2022

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. Conformance may require modifications to the site plan.
3. 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.
4. 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.
5. All residential driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 222.1.
6. Proposed residential driveway slopes shall not exceed twelve percent (12%).
7. Building numbering shall be in accordance with the North Las Vegas Street Naming and Address Assignment Standards.
8. Dedication and construction of the following streets and/or half streets is required per the *Master Plan of Streets and Highways* and/or *City of North Las Vegas Municipal Code* section 16.24.100:
  - a. Regena Ave.
  - b. Azure Ave
  - c. N. 5<sup>th</sup> Street
9. Azure Avenue shall be designed and constructed per *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 205.
10. Regena Avenue shall be designed and constructed per the *City of North Las Vegas Modified 60' Standard Street Section with Offset Sidewalk*.

11. All off-site improvements must be completed prior to final inspection of the first building.
12. The public street geometrics, width of over-pave and thickness of the pavement sections will be determined by the Department of Public Works.
13. As depicted on the site plan, the applicant is proposing to vacate thirty (30) feet of right-of-way along a portion of the western boundary. Incidentally, the owner must apply for the subject vacation. Should the Order of Vacation not record within two years from the approval date, the vacation shall be deemed null and void and the Preliminary Development Plan will need to be redesigned.
14. The vacation shall record concurrently with the associated final map that is required for the development.
15. The property owner is required to grant a roadway easements for commercial driveways.
16. 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.
- Prior to formally applying for a vacation of the subject public right-of-way, the owner shall submit the Vacation Pre-Application Review Form and accompanying documents to Real Property Services. The forms and checklist items must be submitted to [RPS@cityofnorthlasvegas.com](mailto:RPS@cityofnorthlasvegas.com) for review and approval. Please visit the City's website to acquire the forms:

[http://www.cityofnorthlasvegas.com/departments/public\\_works/survey\\_and\\_real\\_property\\_service.php](http://www.cityofnorthlasvegas.com/departments/public_works/survey_and_real_property_service.php)

- Coordination with Southwest Gas and Kern River Gas Transmission Company to lower and/or relocate their facilities is required in order to design and construct N. 5th Street.



Duane McNelly, Land Development Coordinator  
Department of Public Works

January 26, 2022

Amy Michaels  
Principal Planner  
Planning & Zoning Division  
2250 Las Vegas Boulevard North  
North Las Vegas, NV 89030

**Subject: N 5<sup>th</sup> Azure (TF-35-2021) – Letter of Intent for Property Reclassification to PUD & Tentative Map for a 108-Lot Multi-Family Condominium Residential Subdivision on 7.48 ± Acres (APN(s): 124-27-504-002, 124-27-504-004, 124-27-504-006, 124-27-504-008)**

Dear Ms. Michaels,

On behalf of our client, Harmony Homes, we present this letter of intent for the development of a multi-family condominium residential subdivision on 7.48 ± gross acres. The site is located at the northwest corner of Azure Avenue and North 5<sup>th</sup> Street in City of North Las Vegas jurisdiction.

**PROJECT DESCRIPTION:**

The proposed gated multi-family condominium residential development consists of one hundred and eight (108) lots on 7.48 ± gross acres, for a gross density of 14.4 dwelling units per gross acre. The site consists of four (4) parcels: APN(s) 124-27-504-002 (4.23 ± acres), 124-27-504-004 (2.10 ± acres), 124-27-504-006 (0.07 ± acres), and 124-27-504-008 (1.08 ± acres). The subject site is an infill development currently zoned C-1 (Neighborhood Commercial) and PUD (Planned Unit Development) and is within City of North Las Vegas' Ward 4 with a planned land use of Mixed-Use Commercial. The project site is bordered to the east by an apartment complex, to the north by an apartment complex, to the south by a residential subdivision, and to the west by an apartment complex and a church. Also, the project site bounds a natural gas tap site along its northern perimeter, western perimeter, and southern perimeter. The tap site has an APN of 124-27-504-009. The surrounding parcels' zoning and planned land use are as follows:

Cardinal Direction	Zoning	Planned Land Use
North	R-4 (High Density Residential)	Mixed-Use Commercial
East	R-3 (Multi-Family Residential District)	Mixed-Use Commercial
South	PUD (Planned Unit Development)	Single Family Low
West	R-3 (Multi-Family Residential District)	Mixed-Use Commercial
	R-E (Ranch Estates)	Mixed-Use Commercial

The proposed subdivision will feature one (1) distinct multi-family attached plan that will front the proposed onsite streets and/or alleys. Vehicular access to the site is provided off Regena Avenue. Additionally, secondary access is also provided via connection to Azure Avenue. The developer is proposing street and open space improvements in compliance with the Title 17 development code.

#### **Rezoning to PUD**

The applicant requests a rezoning from the existing C-1 (Neighborhood Commercial) and PUD (Planned Unit Development) zoning to a PUD (Planned Use Development) zoning. The proposed rezoning to PUD accommodates the applicant's product and conforms with the use, density, and target clientele established by neighboring developments.

As previously mentioned, the development proposes one (1) distinct attached plan that will require specified building setbacks. The following table presents the model's proposed typical setbacks:

<b>Proposed PUD Zoning Building Setbacks</b>	
<b>Setbacks</b>	<b>Distance</b>
Front	15 FT
Interior Side	0 FT
Corner Side	10 FT
Rear	10 FT

#### **Tentative Map**

The subject site is a 108-lot multi-family condominium residential subdivision. Per CNLV Table 17.24.020-2, N 5<sup>th</sup> Azure must provide 400 SF per unit. The project site provides 45,615 SF of open space where 43,200 SF is required. Approximately 77% of the open space is concentrated south of the entry off Regena Avenue. Per CNLV Table 17.24.040-4, all multiple-family dwellings shall also include 0.25 per unit for guest parking. The project site provides one hundred and twenty-five (125) guest parking stalls, where twenty (27) are required. Each building contains three (3) distinct units. Units 1 & 2 both propose one-car garages, while Unit 3 provides a two-car garage.

The project site is a gated residential subdivision with a 48-ft wide private right-of-way as the primary entrance. All the interior private streets are 28-ft wide back of curb to back of curb. As previously mentioned, access to the project site is provided from both Regena Avenue and Azure Avenue.

Adequate utility services are available to the project site. The sewer point of connection is anticipated to be the sewer main along the project's southern frontage of Azure Avenue. Dual water connection is provided to the site with the anticipated connections being the existing water mains in both Azure Avenue and Regena Avenue.

The anticipated project construction timeline is approximately:

Construction Commencement: Q4 2022

Construction Completion: Q4 2024

#### **Conclusion**



The multi-family condominium residential development will generate short-term temporary traffic, noise, and odor impacts during construction and will reduce to minimal levels as the developed properties become populated by homeowners. Because of this project, slight increases on utility services are perceived due to the increased residential presence in the area. However, there are sufficient public safety, transportation, flood control, and utility facilities available to serve the subject properties and maintain sufficient levels of services to existing developments in the area. The development fully improves the last remaining undeveloped piece in the immediate vicinity. No significant adverse impacts to the existing natural environment or adjacent developments are anticipated.

The proposed development complies with the applicable provisions of the CNLV Title 17 Development Code. The proposed land use amendment and rezoning is compatible with adjacent uses in terms of scale, site design, and operating characteristics.

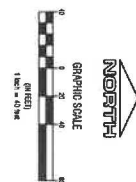
We appreciate your consideration in reviewing and approving these applications. If there are any additional questions regarding these applications, please do not hesitate to contact us at [jacob.sakaguchi@strivenv.com](mailto:jacob.sakaguchi@strivenv.com) or via phone at (808) 224-5210.

Sincerely,



Jacob Sakaguchi, EI  
Engineer I

Cc: Matt Rosenberg, Harmony Homes  
John Meng PE, Strive Engineering  
Jason Shon EI, Strive Engineering



## PARKING CALCULATIONS

## OPEN SPACE

Digitally  
signed by  
John Meng  
Date:  
2022.01.24  
20:38:18  
-08'00'

TITLE	FORM REVIEW ONLY	
SHEET		

DATE: 01/11/02

BY: SP-02

2 OF 2

DATE: 01/11/02

TBD

01/11/02

**N. 5TH AZURE**

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**SITE PLAN**

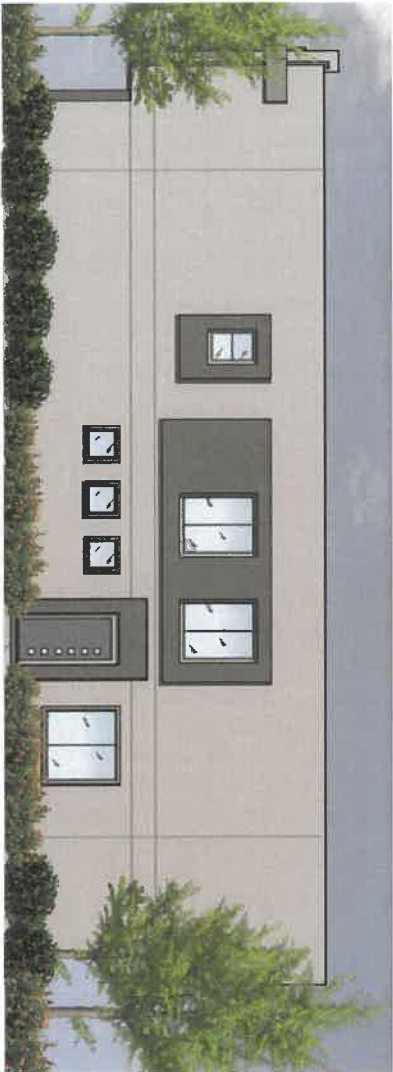
PREPARED FOR

PROJECT: 21.11.0122	SCALE: PER SHEET
DATE: 01/10/22	DESIGNED BY: JBO
SUBMITTAL STAGE: ENTITLEMENTS	DRAWN BY: JBO
	CHECKED BY: JPM

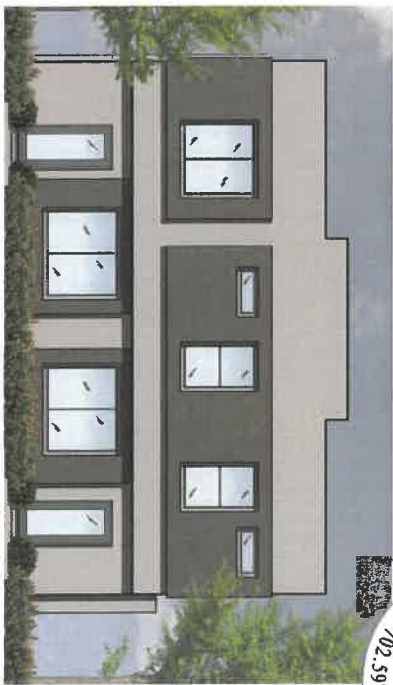
**STRIVE**  
ENGINEERING

## REVISIONS

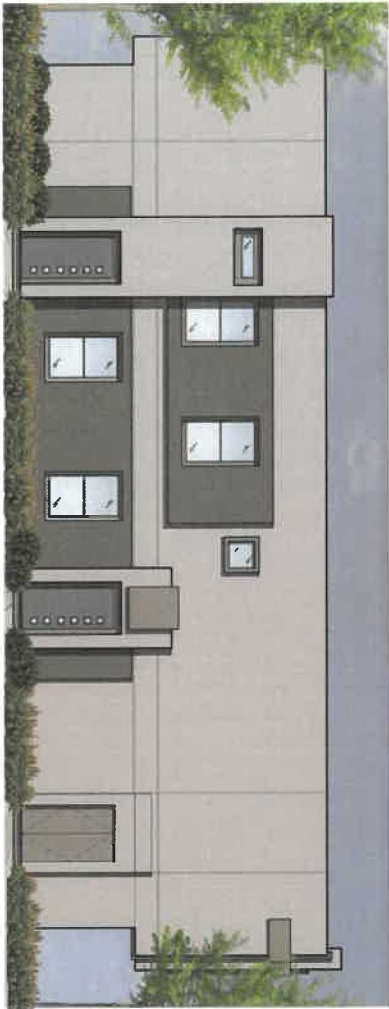
NO.	DATE	REVISIONS	DATE	INITIALS



(D) RIGHT ELEVATION  
SCALE: 1/4" = 1'-0"



(B) REAR ELEVATION  
SCALE: 1/4" = 1'-0"



(C) LEFT ELEVATION  
SCALE: 1/4" = 1'-0"



(A) FRONT ELEVATION  
SCALE: 1/4" = 1'-0"

LARRY TINDALL RESIDENTIAL DESIGN

3047 WARM SPRINGS ROAD, SUITE 500

HARMONY HOMES

COLOR ELEVATIONS

## Neighborhood Meeting Summary

On January 18, 2022, a neighborhood meeting was held at 5:30 p.m. at Alexander Library. Joe Dagher from Kaempfer Crowell attended the neighborhood meeting on behalf of the developer. Approximately two neighbors were in attendance. Joe presented the project to the neighbors and answered questions accordingly.



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/ETI WHEN MAP REDUCED FROM FULL ORIGINAL.

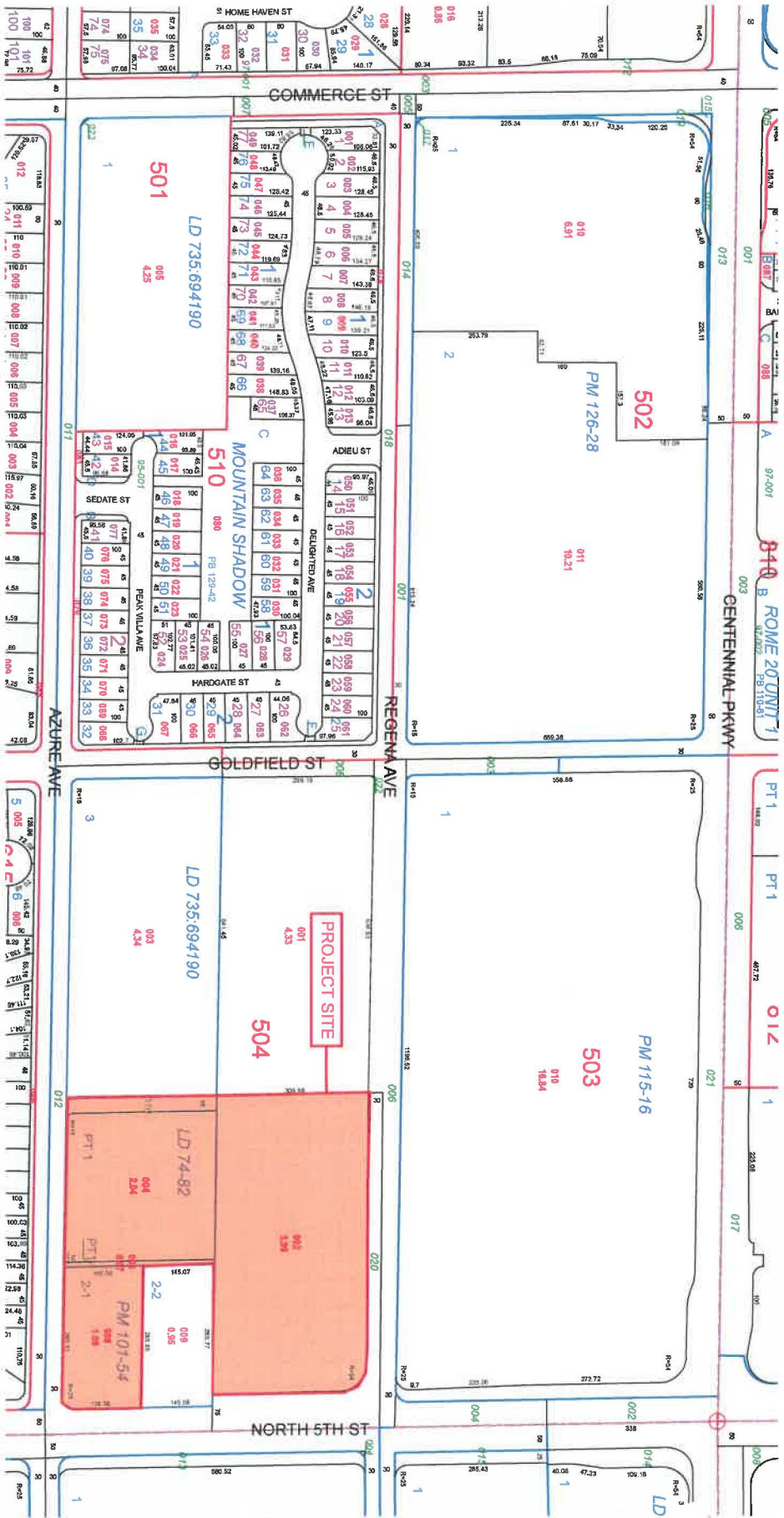
### MAP LEGEND

- PARCEL BOUNDARY
- SUB BOUNDARY
- PM/D BOUNDARY
- ROAD EASEMENT
- WATER/LEADER LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- HISTORIC PM/D BOUNDARY
- SECTION LINE
- CONDOMINIUM UNIT
- AIR SPACE POL.
- RIGHT OF WAY POL.
- SUB-SURFACE POL.
- PLAY RECORDING NUMBER
- LOT NUMBER
- GOV. LOT NUMBER

NO.	T19S R61E	SEQ.	N 2 NE 4	124-27-5
100	101	102	1	1
125	124	123	2	2
138	139	140	3	3

Scale: 1" = 200'	Rev: 8/17/2020
1	1
2	2
3	3
4	4
5	5

124-27-5
1
2
3
4
5

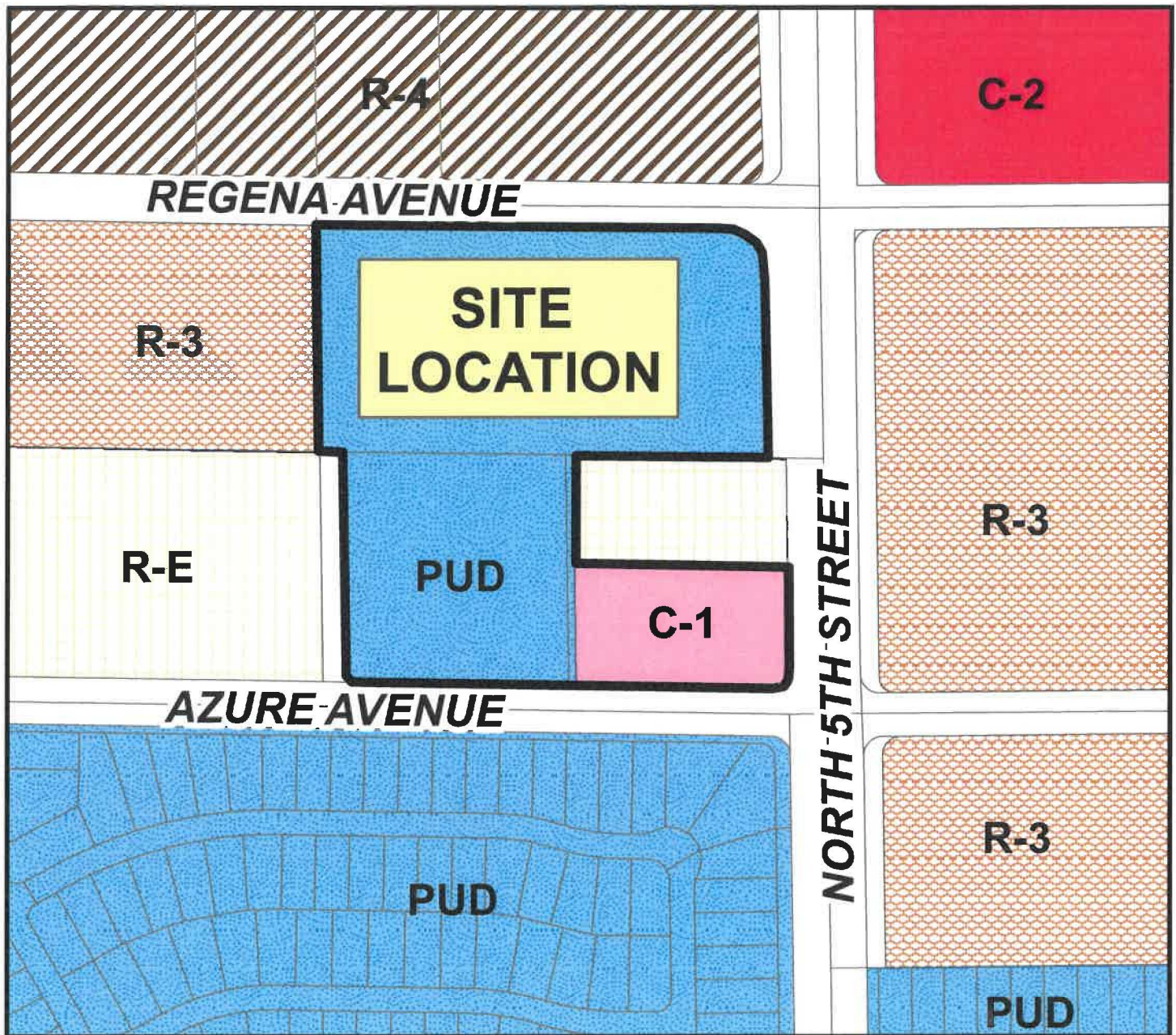






# THE CITY OF NORTH LAS VEGAS

## Location & Zoning Map



Applicant: Harmony Homes  
Application: Property Reclassification  
Request: From a PUD (Planned Unit Development District) and a C-1 (Neighborhood Commercial District) to a PUD (Planned Unit Development District), Consisting of a 108-Lot, Multi-Family Subdivision  
Project Info: Northwest Corner of North 5th Street and Azure Avenue  
Case Number: ZN-000003-2022

2/23/2022

