

CITY OF NORTH LAS VEGAS

INTEROFFICE MEMORANDUM

To: Amy Michaels, Principal Planner, Land Development & Community Services
From: Duane McNelly, Land Development Coordinator, Department of Public Works
Subject: ZN-05-2022 **Craig & Allen Apartments**
Date: March 15, 2022

Department of Public Works, Traffic Engineering has reviewed the subject parking study in support of the reduction of two parking spaces and has no objection to the waiver.

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 (including emergency access 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. All driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Numbers 222.1
5. The public street geometrics, width of overpave and thickness of the pavement sections will be determined by the Department of Public Works.
6. Building numbering shall be in accordance with the North Las Vegas Street Naming and Address Assignment Standards.
7. 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. Allen Lane

8. A revocable encroachment permit for landscaping within the public right of way is required.
9. The property owner is required to grant a roadway easement for commercial driveway(s).
10. 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. (Granted per separate document using a Sidewalk Easement).
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.

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>.



Duane McNelly, Land Development Coordinator
Department of Public Works

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

FROM: CLARK COUNTY DEPARTMENT OF AVIATION

APPLICATION: ZN-000005-2022

PROJECT: CRAIG & ALLEN APARTMENTS, 161 MFU

LOCATION: 139-05-301-009

**MEETING DATE: APRIL 13, 2022, PLANNING COMMISSION AND
CORRESPONDING MAY 4, 2022, 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.

**KAEMPFER
CROWELL**

ATTORNEYS AT LAW

LAS VEGAS OFFICE

JENNIFER LAZOVICH
jlazovich@kcnvlaw.com
702.792.7050

REVISED
DATE: 4/13/22

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RENO OFFICE
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Reno, NV 89501
Tel: 775.852.3900
Fax: 775.327.2011

CARSON CITY OFFICE
510 West Fourth Street
Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.0257

April 13, 2022

VIA ELECTRONIC UPLOAD

City of North Las Vegas
Planning & Zoning
2250 Las Vegas Boulevard North
North Las Vegas, NV 89030

RE: *Justification Letter*
APN: 139-05-301-009

To Whom It May Concern:

Please be advised, this firm represents the applicant. On behalf of the applicant we are submitting a zone change for a multi-family project generally located near the southeast corner of Craig Road and Allen Lane, more particularly identified as APN: 139-05-301-009 (the "Site"). The Site is approximately 6.7 acres. The Site is presently zoned C-1.

The applicant is asking for a zone change to PUD/PID. The proposed zone change to PUD/PID is to establish a multi-family project is appropriate for the following reasons:

- The multi-family project will provide for the ideal buffer or transition from the existing commercial on the hard corner of Craig Road and Allen Lane and the proposed commercial immediately east of the existing commercial use to the single-family residential use to the south.
- The PUD/PID development will help establish large setbacks from the single-family residential use to the south.
- The Site has direct access to Craig Road and Allen Lane, both arterial streets. There is no direct access to the single-family residential neighborhood to the south.

The applicant is proposing to develop a 161-unit multi-family project with a density of approximately 23.3 dwelling units/acre which is below the maximum density allowed by code. The unit mix is as follows: 106-one bedroom units, 43-two bedroom units, and 12-three bedroom units. All units will be accessed via internal hallways. There will be four (4) buildings on the Site, each will be three stories with a maximum height of 35-feet.

The three (3) buildings closest to the southern property line will be set back approximately 93-feet from the single family homes to the south of the Site. Along the south perimeter of the Site will be a 20-foot wide landscape buffer. The 20-foot wide landscape buffer will include 24-inch box trees planted every 20-feet on center and landscape islands to increase the amount of landscaping that is provided. On the northern and eastern perimeter of the Site, adjacent to the commercial uses, will be a 10-foot wide landscape buffer with 24-inch box trees planted every 20-feet on center. Open space is shown in green on the attached site plan and includes such amenities as a courtyards and pool area. There is also a leasing and lobby areas to provide additional on-site amenities. The Site will have two (2) access points from Craig Road via shared driveways with the commercial development. The Site is meeting the parking requirements by providing 319 parking spaces.

The Site is an infill property and the applicant has designed the proposed multi-family project to maximize setbacks from the existing single-family residential development to south. The Site is presently zoned C-1 which would allow a 35-foot tall building to be setback off the southern property line by 20-feet. In this case, the minimum setback is 93-feet. Finally, the project is in between a commercial center along Craig Road and the single-family homes to the south is a good transitional buffer and will be less intrusive on the residential neighborhood than a commercial project would be if built on the Site.

Thank you for your consideration of this project.

Sincerely,

KAEMPFER CROWELL

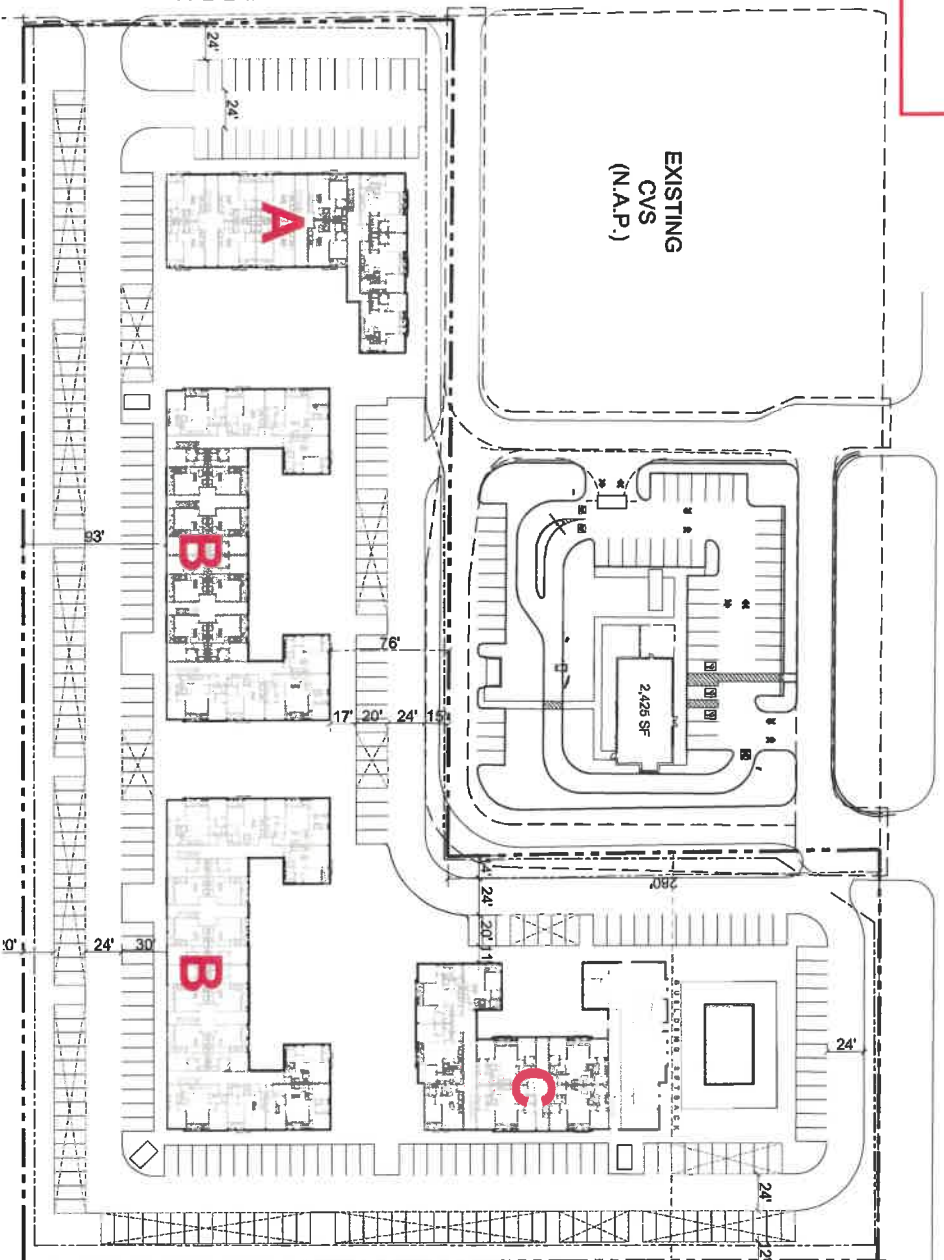


Jennifer Lazovich

JJL/

4/07/2022

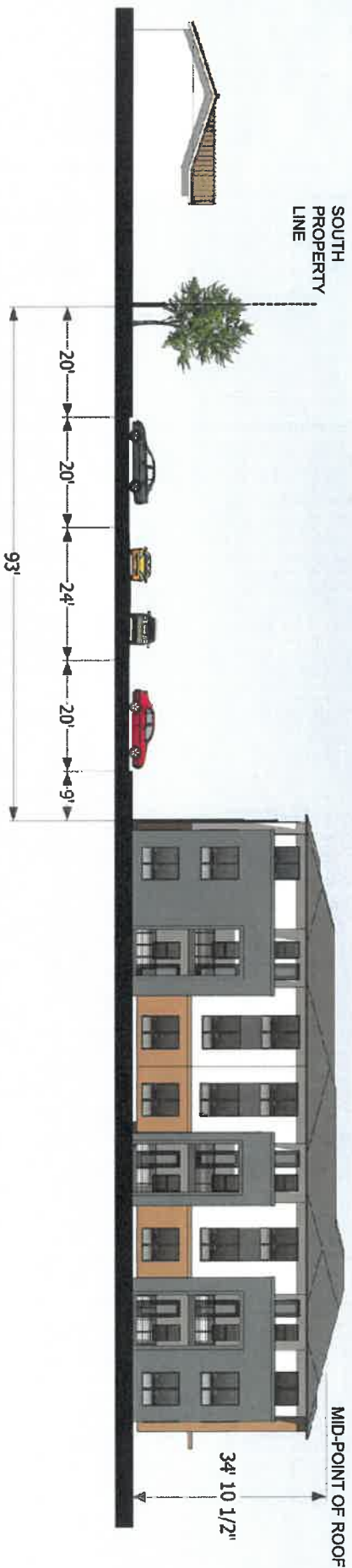
ALLEN LANE



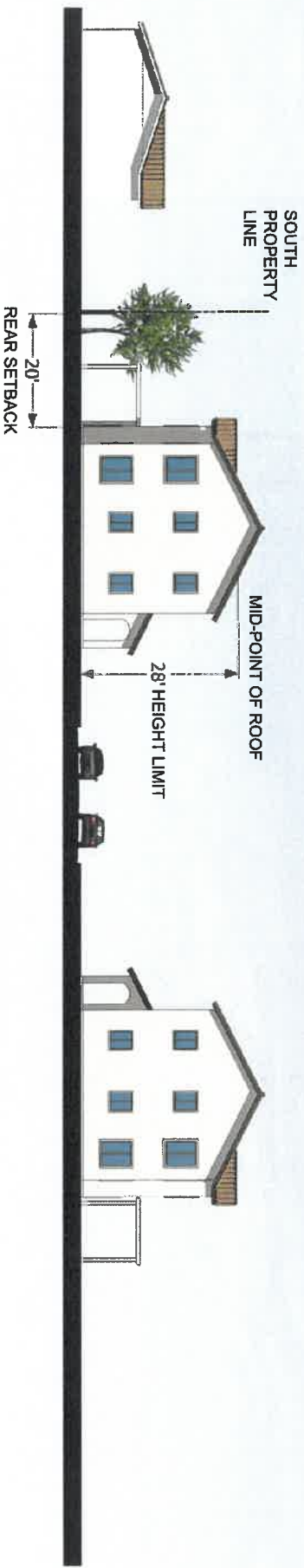
CRAIG & ALLEN
NORTH LAS VEGAS, NEVADA

SITE PLAN

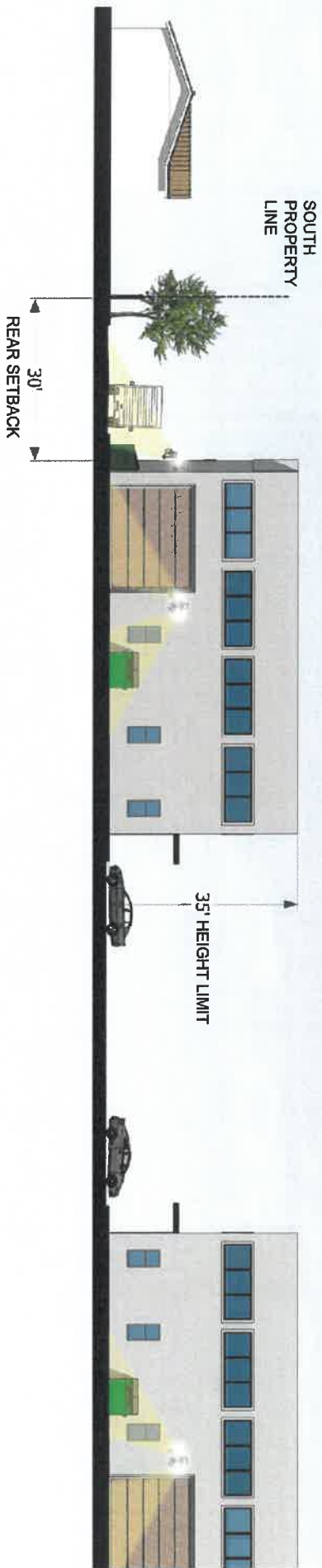
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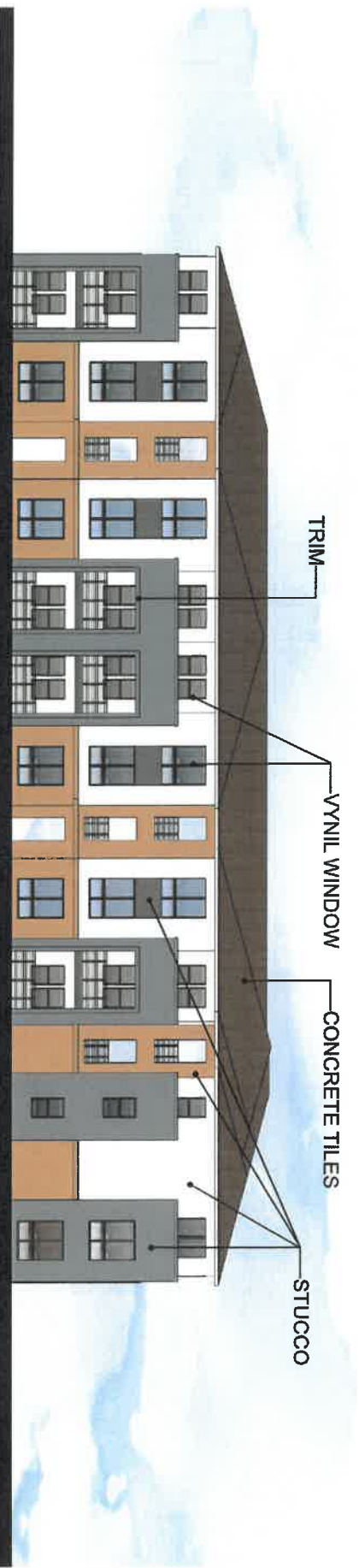


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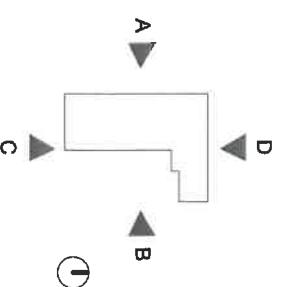




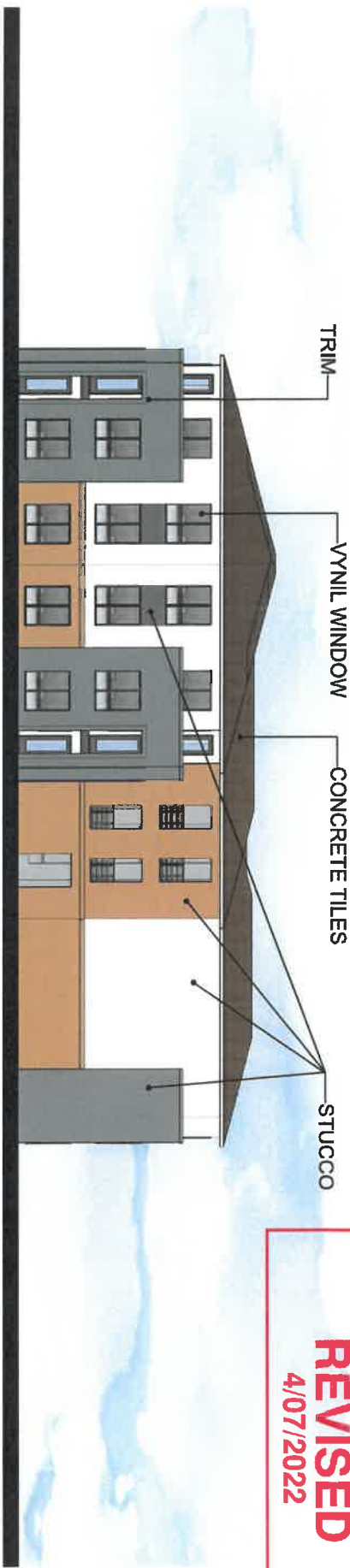
ELEVATION A



ELEVATION B



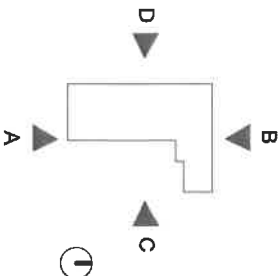
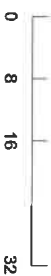
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ELEVATION C



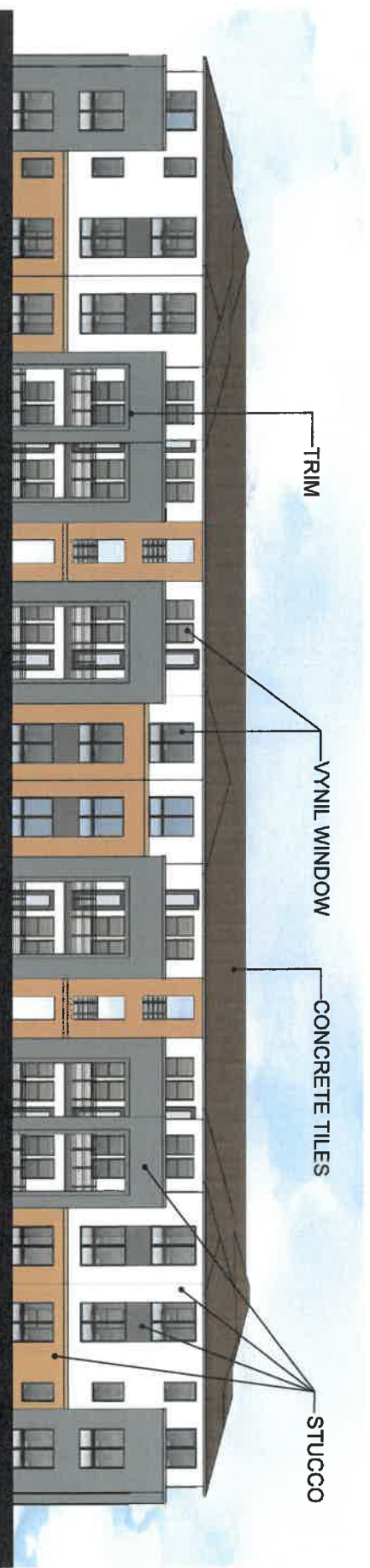
ELEVATION D



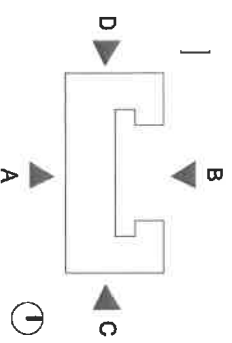
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ELEVATION A



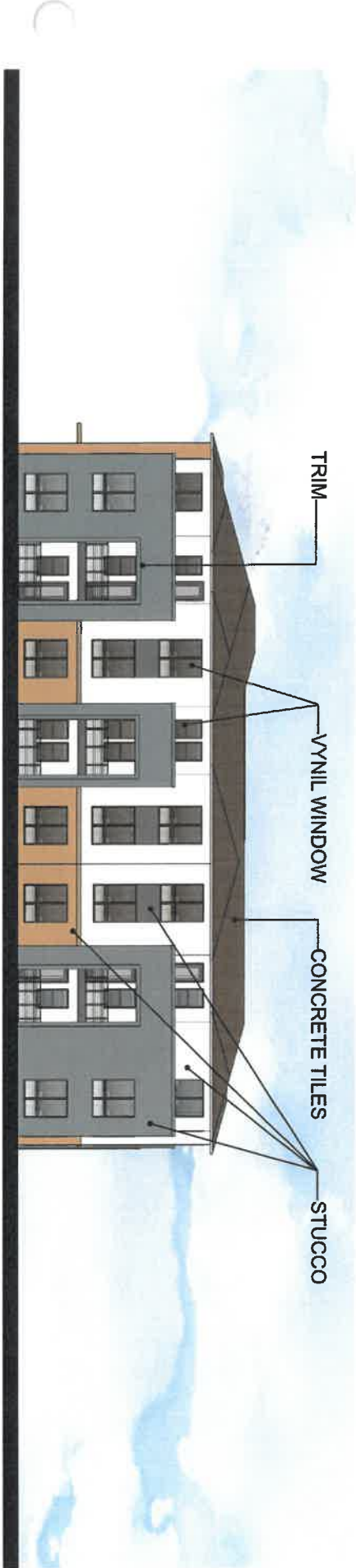
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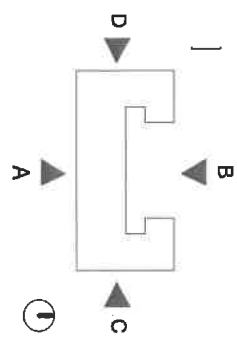
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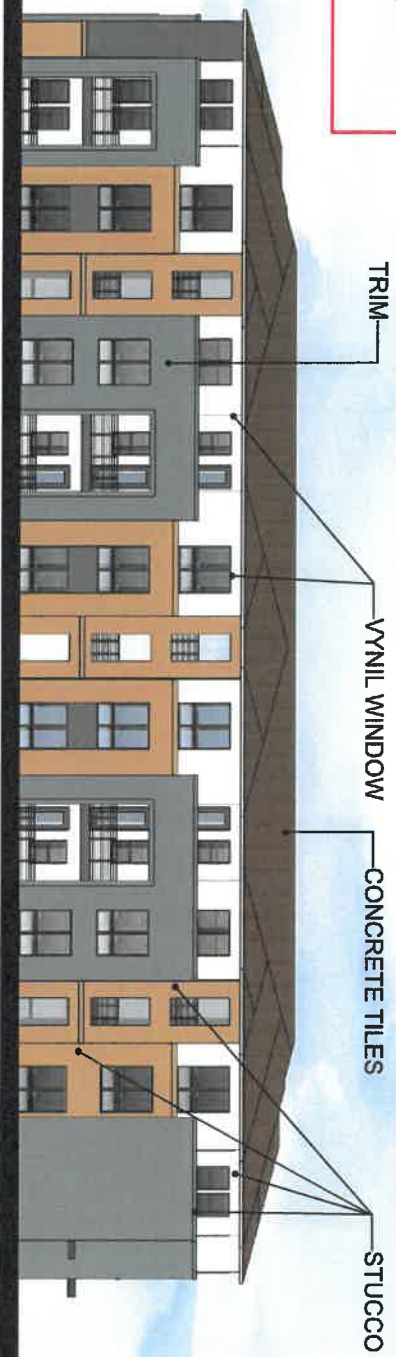
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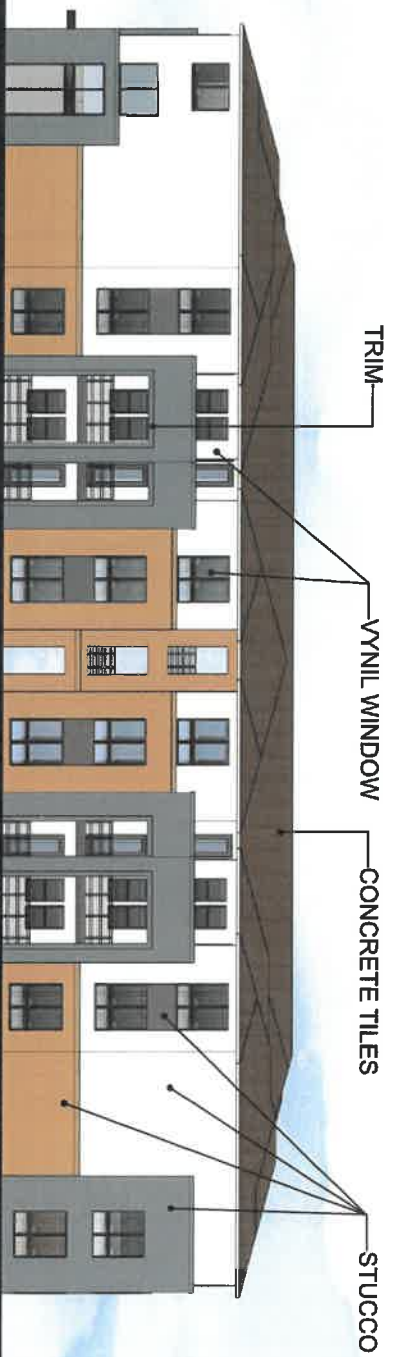
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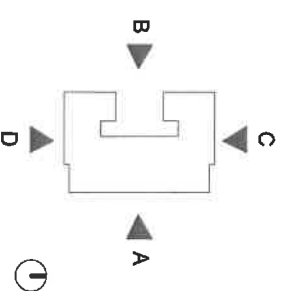
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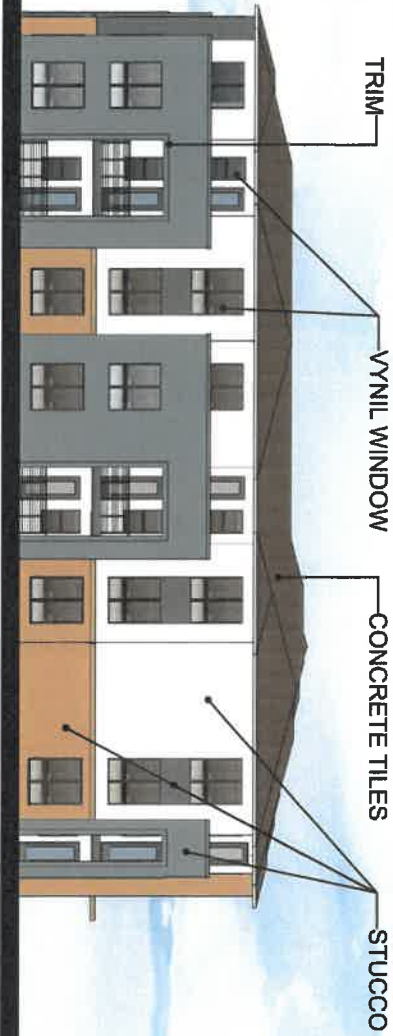
ELEVATION A



ELEVATION B



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ELEVATION D



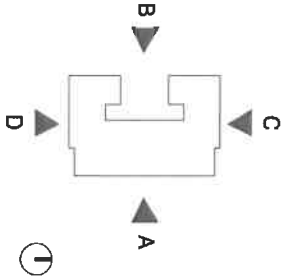
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CRAIG & ALLEN
NORTH LAS VEGAS, NEVADA

MORGAN STONEHILL PARTNERS
NORTH LAS VEGAS, NEVADA













PROPOSED BUILDING C ELEVATIONS



4/07/2022



PLANTING SCHEDULE

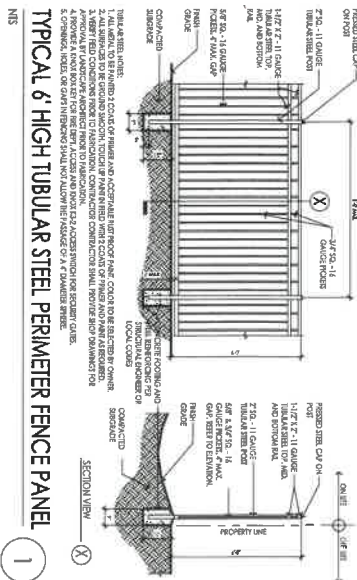
PLANT	SCIENTIFIC NAME	SIZE	QTY	REMARKS
   Normal conditions	BOTANICAL NAME			
	Apple sapling	20' Box	50	Standard
	Peach cuttings	20' Box	60	Mid Trunk
	Quince tree	20' Box	60	Standard
   Thick smoke	BOTANICAL NAME			
	Disposal waste, Pungent	20' Box	20	Culmum
	Leucocyanthum Pungent, "Shen Chai"	5 g/L	150	Can Pot
	Leucocyanthum Pungent	5 g/L	250	Can Pot
   Pneumonia, chest pain, Cough	BOTANICAL NAME			
	Wisteria sapling	20' Box	50	Standard
	Wisteria sapling	20' Box	50	Standard
	Wisteria sapling	20' Box	50	Standard
   Wetland, Freshwater Grass	BOTANICAL NAME			
	Wetland Freshwater Grass	5 g/L	400	Can Pot
	Wetland Freshwater Grass	5 g/L	400	Can Pot
	Wetland Freshwater Grass	5 g/L	400	Can Pot

GROUND COVER LEGEND

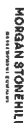
Use the Rock Match - 3/4" Mojave Gold to be screened, no less by Vista Landscape. Min. depth of 2" to max. depth of 4", tested in all areas and third planting areas. Screen rock match sample to own and landscape architect for approval.

OPEN SPACE CALCULATIONS

Open Space Required: 400sf / DU - 144 x 400 = 64,400 SF Open Space Required
Open Space Provided: 80,325 SF open space, 485 SF / DU (27.3% of total site area)

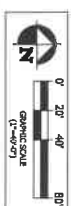


March 25, 2022



LP001 - LANDSCAPE PLAN

Craig & Allen - Multifamily
North Las Vegas, NV 89032

SILVER
LANDS
INC.



Real Property Management
1180 Military Tribute Place
Henderson, NV 89074

School Development Tracking Form

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

Date Filed 03/03/2022 Application Number ZN-000005-2022 Entity NLV

Company Name Kaempfer Crowell

Contact Name _____

Contact Mailing Address _____

City _____ State _____ Zip Code _____

Phone (702) 792-7000 Mobile _____ Fax _____ Email _____

Project Name Craig & Allen Apartments

Project Description 161 Multi-family Units

APN's 139-05-301-009

Student Yield	Elementary School	Middle School	High School
Single-Family Units (1)	x 0.166= 0	x 0.093 = 0	x 0.131 = 0
Multi-Family Units (2) 161	x 0.139 = 22	x 0.065 = 10	x 0.074 = 12
Resort Condo Units (3)			
Total	22	10	12

(1) Single Family unit is defined as single family detached home, mobile home, and townhouse.

(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
Bruner ES	4289 Allen Lane	K-5	495	596	2/1/2022
Swainston MS	3500 W. Gilmore Ave	6-8	1469	1108	2/1/2022
Cheyenne HS	3200 W. Alexander Rd	9-12	2452	1921	2/1/2022

* CCSD Comments Bruner ES is over capacity for the 2021-2022 school year. Bruner ES is at 120.40% of program capacity.

☐ Approved

☐ Disapproved

NOTES

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.

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.

Briana Johnson - Assessor

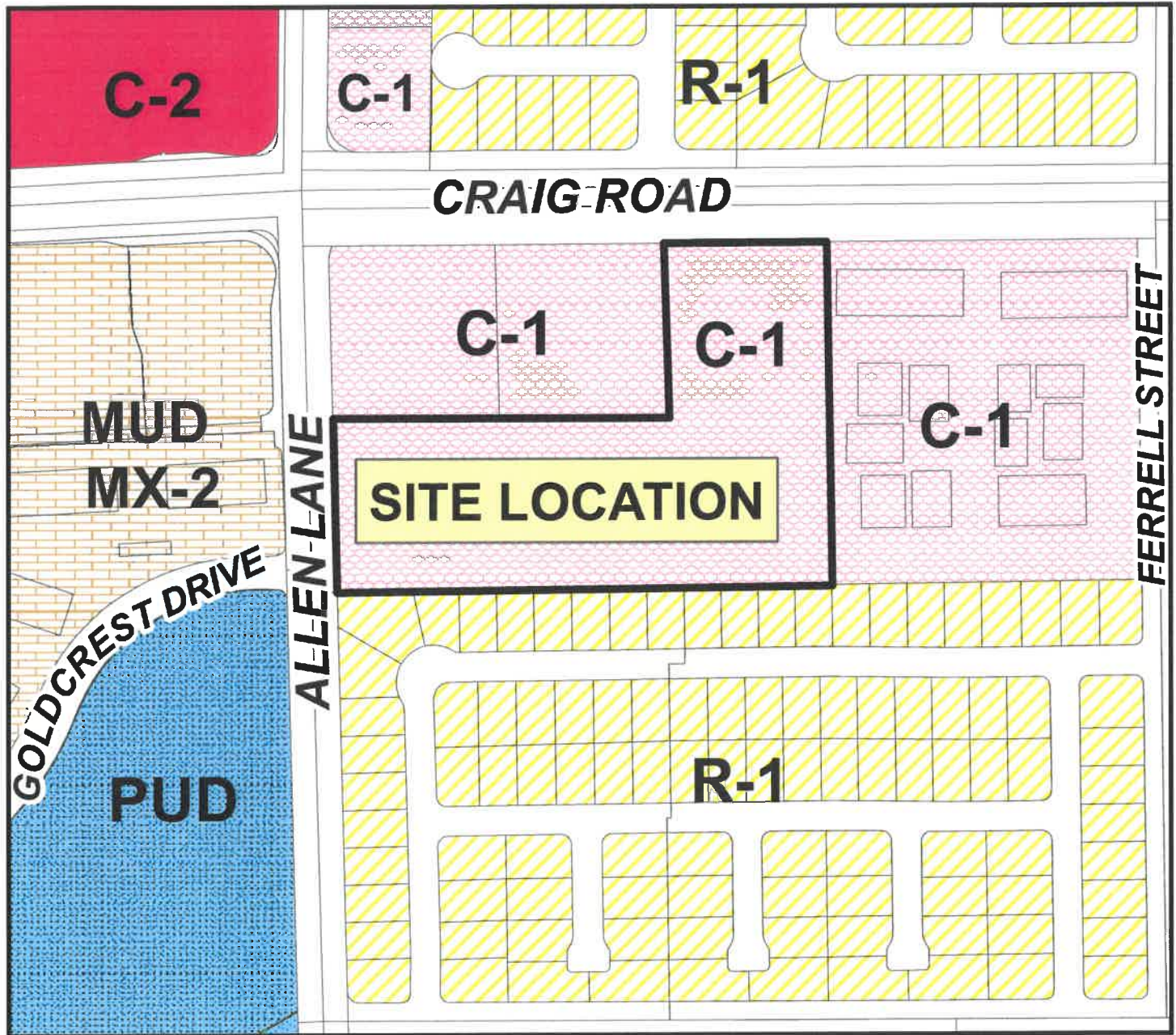
BOOK			
T20S R61E			
SEC.			
5			
N 2 SW 4			
139-05-3			





THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: Morgan Stonehill, LLC.
Application Type: Property Reclassification
Request: From a C-1 (Neighborhood Commercial District) to a PUD / PID
(Planned Unit Development District / Planned Infill Development District),
Consisting of a 161-Unit, Multi-Family Development
Project Info: Approximately Located 540 Feet East of the Southeast corner of
Craig Road and Allen Lane
Case Number: ZN-05-2022

4/19/2022

