

CITY OF NORTH LAS VEGAS

INTEROFFICE MEMORANDUM

To: Sharianne Dotson, Planner, Land Development & Community Services
From: Duane McNelly, Land Development Coordinator, Department of Public Works
Subject: ZN-09-2022 **Elysian**
Date: May 10, 2022

In addition to the requirement to comply with the *City of North Las Vegas Municipal Code* - Titles 15 and 16, the *Development Standards for Park Highlands*, 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. A queuing analysis may be required.
5. 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. Clayton St. (sidewalk)
6. The property owner is required to grant a roadway easement for commercial driveway(s).
7. 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.

8. 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-000009-2022

PROJECT: ELYSIAN, 222 MFU

LOCATION: 139-04-201-022

**MEETING DATE: JUNE 8, 2022, PLANNING COMMISSION, JULY 6, 2022,
CITY COUNCIL**

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.

ATTORNEYS AT LAW

LAS VEGAS OFFICE

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

April 26, 2022

VIA UPLOADNORTH LAS VEGAS COMPREHENSIVE PLANNING DEPARTMENT
2250 Las Vegas Blvd. North
North Las Vegas, Nevada 89106

**Re: *Justification Letter – Zone Change to PUD from C-2 for a Multi-Family Development
Calida Development
APN: 139-04-201-022***

To Whom It May Concern:

This firm represents Calida Development (the "Applicant") in the above-referenced matter. The Applicant is proposing to develop a 222-unit multi-family development on approximately 8.42 acres of property located near the northeast corner of Clayton Street and Craig Road, more particularly described as APN: 139-04-201-022 (the "Property").

The Property's master plan is Mixed-Use Commercial. The City of North Las Vegas is currently processing a text amendment that will allow for residential density of up to 50 dwelling units per acre if the project is planned Mixed-Use Commercial and is located within the Specific Planning Area – Activity Center. Here, the Property is planned Mixed-Use Commercial and is located within the proposed Craig Ranch Activity Center. Therefore, the proposed density of the Property at approximately 26.3 dwelling units per acre is allowed with a zone change to PUD. Additionally, the proposed multi-family development will advance general goals and policies by providing a mixed-use development with the existing commercial immediately to the south as well pedestrian access and circulation to the existing commercial.

The Applicant is requesting a zone change from C-2 to PUD to allow for the development of a multi-family development. As mentioned above, the Applicant is proposing a total of 222-units consisting of the following unit mix: 158 studio and one-bedroom units, 58 two-bedroom units, and 6 three-bedroom units. The proposed development is meeting all of Title 17 developments including providing 426 parking spaces where 424 parking spaces are required. The proposed building height for the clubhouse is 20-feet and one-story. There will be two multi-family buildings each approximately 36-feet in height and 3-stories. The buildings' elevations are more modern and provide for enhanced architectural enhancements such as balconies, building articulation and varying coloring scheme, and foam pop outs. The clubhouse building and pool area will be located towards the eastern third of the Site. Additional open space areas are arranged between the multi-family buildings. The Site also complies with all

landscaping and is providing 89,766 square feet of open space or about 404.4 square feet per unit. The development will provide at a minimum the following amenities:

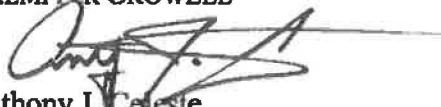
- Picnic and BBQ areas
- Pool/Cabana/Recreational Deck area
- Business Center
- Clubhouse featuring full cardio and strength training facility

Main access to the Site is from Scott Robinson Boulevard with an emergency access gate only at Clayton Street.

We thank you in advance for your time and consideration of this matter. Should you have any questions or concerns, please feel free to contact me.

Sincerely,

KAEMPFER CROWELL

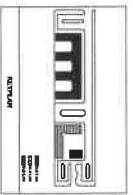


Anthony J. Celeste

AJC

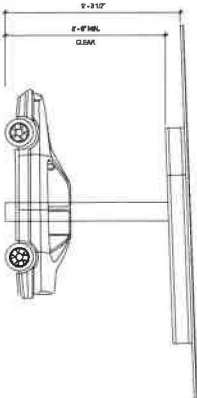
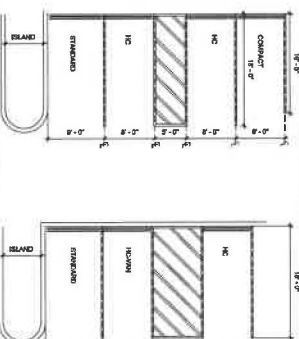
SITE INFO

• Client route : no

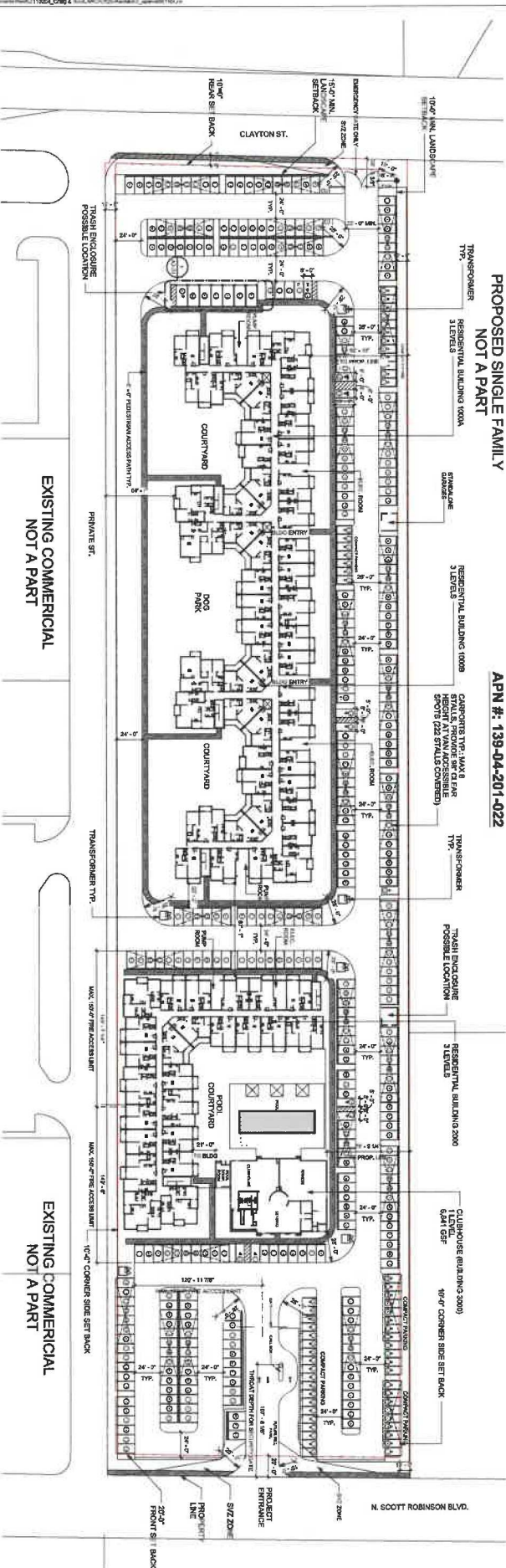


REQUIRED PARKING CALCULATION				
1 BED = 1.5/UNIT	18	x 1.50	27	
2 BED = 1.5/UNIT	140	x 1.50	210	
2 BED = 2/UNIT	58	x 2	116	
3 BED = 2.5/UNIT	6	x 2.5	15	
TOTAL	222		368	
VISITOR = 0.25 per unit	222	x 0.25	55.5	
TOTAL			424	

TYPICAL CARPORT ELEVATION

[illegible]

APN #: 139-04-201-022



07-08 2-29-02 J

Revised
05/19/2022 5:35:48 PM

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SP-01

ARCHITECTURAL
SITE PLAN

**NOT FOR
CONSTRUCTION**

PROGRESS FROM 1
4/25/2022 1:28:23 PM

THE CALIDA GROUP

CRAIG & SCOTT

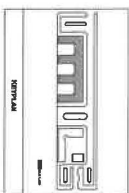
**dwelling
design
studio**

8200 GREENGLADE
SUITE 100
MCKEY, TEXAS 78120
PHONE: 512.923.9556
dwellingstudio.com



OVERALL
1/16" = 1'-0"

OVERALL FLOOR PLAN - LEVEL 2 & 3 - BUILDING 1000



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**THE CALIDA
GROUP**

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CONSTRUCTION**

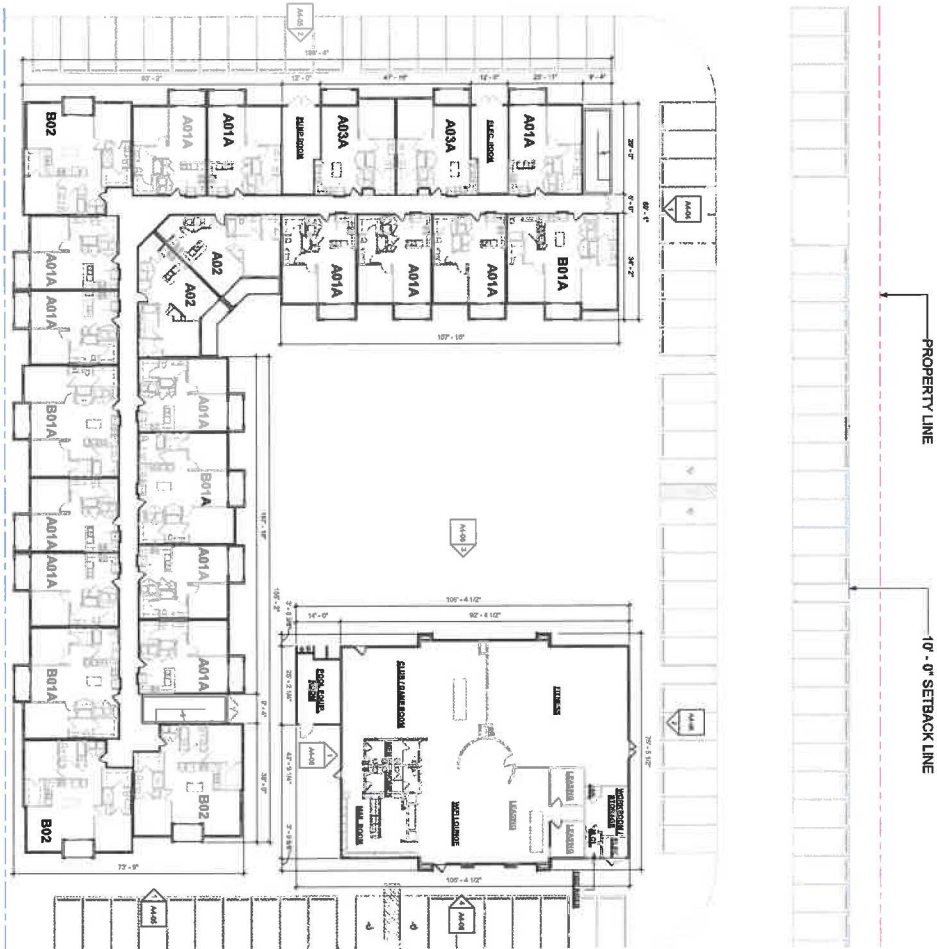
OVERALL
FLOOR PLAN -
LEVEL 2 & 3 -
BLDG 1000

AO-02

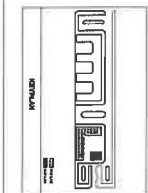
**dwell
design
studio**

6045 CRENSHAW
SUITE 402
MELBURN, VA 22066
PHONE: 703.211.8800
dwelldesignstudio.com

1 OVERALL FLOOR PLAN - LEVEL 1 - BUILDING 2000 & 3000



2 OVERALL FLOOR PLAN - LEVEL 2 & 3 - BUILDING 2000



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A0-03

DATE: 4/25/2022
DRAWN BY: JAGRAWA
CHECKED BY: JAGRAWA
SCALE: 1/8" = 1'-0"

OVERALL FLOOR PLAN - LEVELS 1-3 - BLDG 2000 & 3000

NOT FOR CONSTRUCTION

PROJECT: 2021-112524

THE CALUDA GROUP

CRAIG & SCOTT

dwell design studio

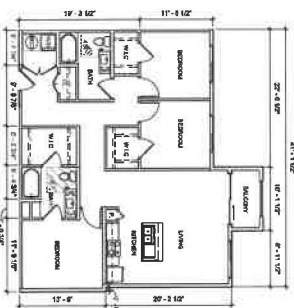
UNIT SUMMARY									
ONE & ONE									
UNIT TYPE	REVISION	DATE	QUANTITY	UNIT PRICE	UNIT AREA (SQ. FT.)	TOTAL AREA (SQ. FT.)	TOTAL AREA (SQ. FT.)	TOTAL AREA (SQ. FT.)	TOTAL AREA (SQ. FT.)
1. 1-BED UNIT	1	2	1	1	1	1	1	1	1
2. 2-BED UNIT	1	2	1	1	1	1	1	1	1
3. 3-BED UNIT	1	2	1	1	1	1	1	1	1
4. 4-BED UNIT	1	2	1	1	1	1	1	1	1
5. 5-BED UNIT	1	2	1	1	1	1	1	1	1
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UNIT MIX

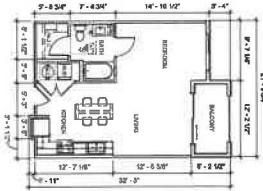
6 UNIT B02 - 2 BED (N = 21)
108' = 1'0"



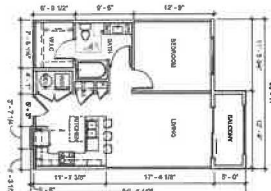
7 UNIT C01A - 3 BED (N = 6)
108' = 1'0"



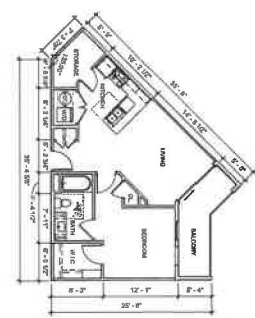
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108' = 1'0"



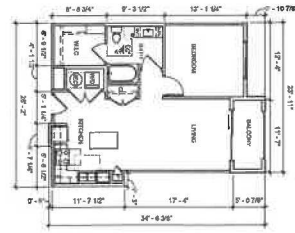
2 UNIT A01A - 1 BED (N = 90)
108' = 1'0"



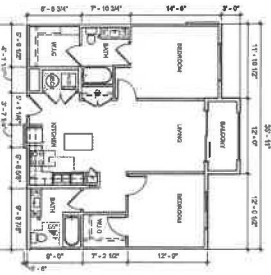
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108' = 1'0"

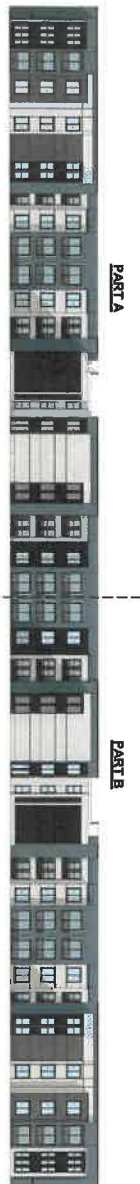


4 UNIT A03A - 1 BED (N = 8)
108' = 1'0"



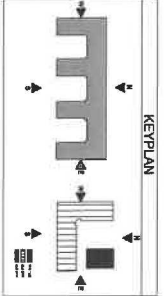
5 UNIT B01A - 2 BED (N = 37)
108' = 1'0"





SOUTH ELEVATION PARTIAL KEY

FINISH SCHEDULE	
1	STUCCO 1
2	STUCCO 3
3	STUCCO 4
4	STUCCO 5
5	VINYL WINDOW
6	ALUM. RAILING SYSTEM
7	ALUM. CANOPY
8	ALUM. STOREFRONT SYSTEM



1 BUILDING 1000 - SOUTH ELEVATION - PART A
W/P = 1/4"



2 BUILDING 1000 - SOUTH ELEVATION - PART B
W/P = 1/4"



CRAIG & SCOTT

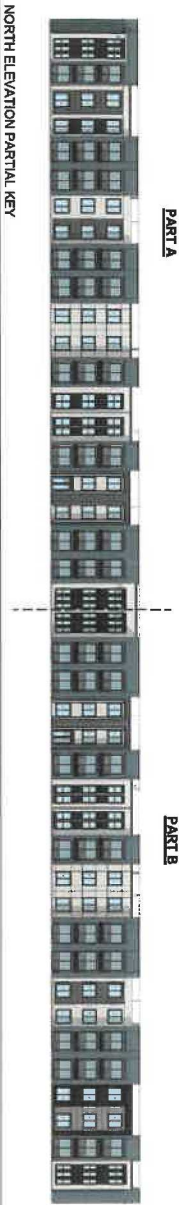
THE CALUDA GROUP

DATE: 3/20/2022
PROJECT: BUILDING 1000A
DRAWN BY: [Name]
CHECKED BY: [Name]
DATE: 3/20/2022 10:28:11 AM

NOT FOR CONSTRUCTION

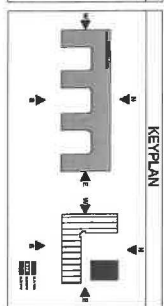
BUILDING 1000A ELEVATION

A4-01



NORTH ELEVATION PARTIAL KEY

FINISH SCHEDULE	
1 STUCCO 1	4 VINYL WINDOW
2 STUCCO 2	5 ALUM. RAILING SYSTEM
3 STUCCO 4	6 ALUM. CANOPY
5 STUCCO 6	7 ALUM. STOREFRONT SYSTEM

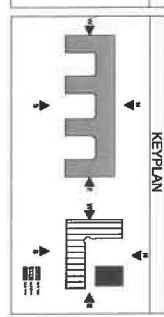


1 BUILDING 1000 - NORTH ELEVATION - PART A
1/8" = 1'-0"

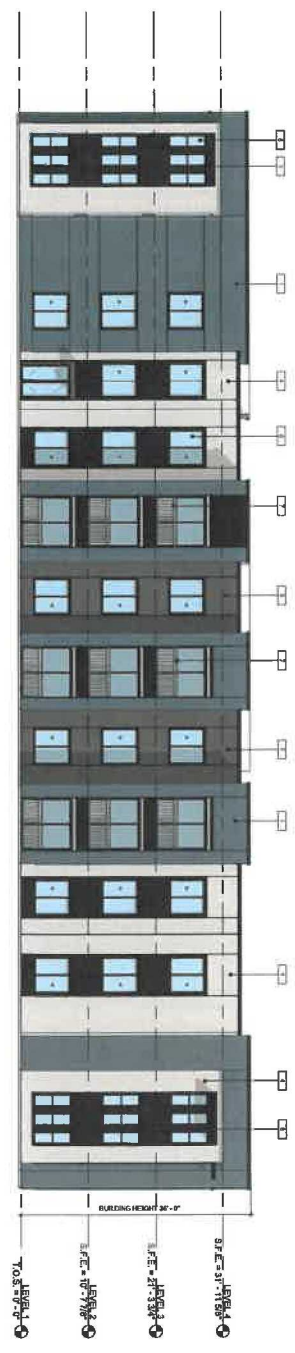


2 BUILDING 1000 - NORTH ELEVATION - PART B
1/8" = 1'-0"

FINISH SCHEDULE	
1	STUDIO 1
2	STUDIO 2
3	STUDIO 3
4	STUDIO 4
5	STUDIO 5
6	VENT WINDOW
7	ALUM. RAILING SYSTEM
8	ALUM. CANOPY
9	ALUM. STORAGE/T SYSTEM



1 BLDG 1000 - WEST ELEVATION
1/8" = 1'-0"



2 BLDG 1000 - EAST ELEVATION
1/8" = 1'-0"

dwll
design
studio

CREATED BY
BRIAN L. L. L. L. L.
dwll design studio

THE CALDA
GROUP

CRAIG & SCOTT

PROCESS PRINT
3/29/2022 10:17:47 AM

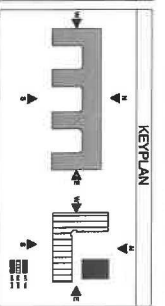
NOT FOR
CONSTRUCTION

BUILDING
1000C
ELEVATION

JOB NUMBER:
DRAWN BY: BRET
CHECKED BY:
DATE:

A4-03

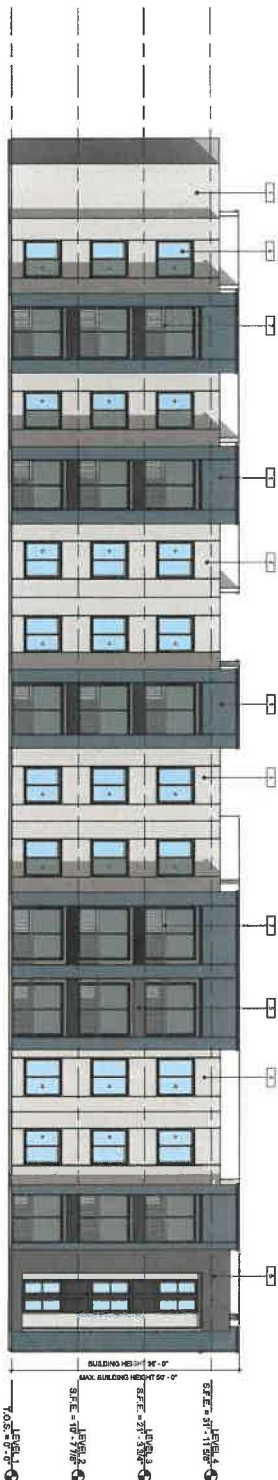
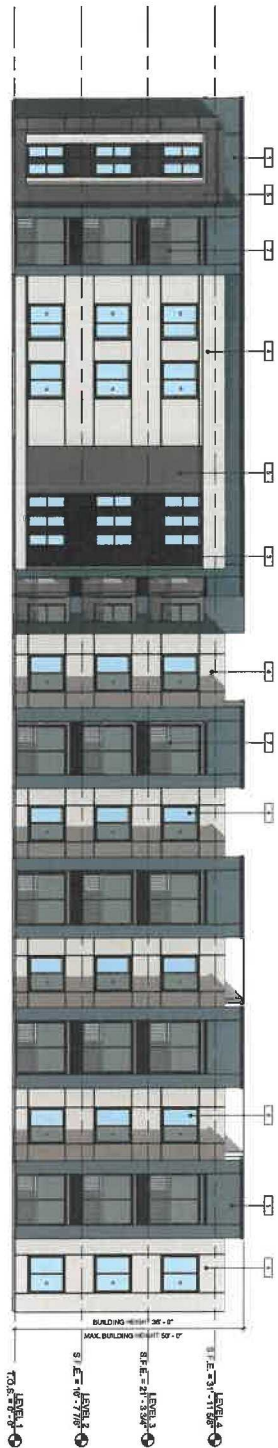
FINISH SCHEDULE	
1	STUCCO 1
2	STUCCO 2
3	STUCCO 3
4	STUCCO 4
5	STUCCO 5
6	VANT WINDOW
7	ALUM. RAILING SYSTEM
8	ALUM. CANOPY
9	ALUM. STOREFRONT SYSTEM



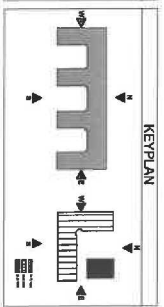
1 BUILDING 2000 - NORTH ELEVATION
1/8" = 1'-0"



2 BUILDING 2000 - SOUTH ELEVATION
1/8" = 1'-0"



FINISH SCHEDULE	
1	STUCCO 1
2	STUCCO 2
3	STUCCO 3
4	STUCCO 4
5	STUCCO 5
6	VENT WINDOW
7	ALUM. RAILING SYSTEM
8	ALUM. CANOPY
9	ALUM. STORMDOOR SYSTEM



dwll
design
studio

100% SUSTAINABLE
ARCHITECTURE
dwll design studio

CRAIG & SCOTT

THE CALUDA
GROUP

NOT FOR
CONSTRUCTION

PROJECT 2000
3/29/2022 10:19:53 AM

BUILDING
2000
ELEVATION

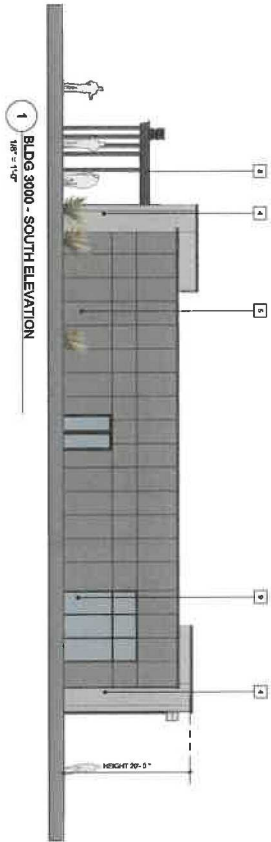
JOB NUMBER:
DRAWING: 200008
DATE: 3/29/2022

A4-05

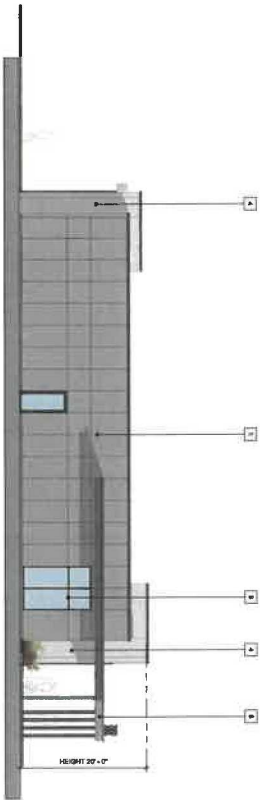
FINISH SCHEDULE

1	STUDIO 1	1	UNIT WINDOW
2	STUDIO 2	2	ALUM. RAILING SYSTEM
3	STUDIO 3	3	ALUM. CANOPY
4	STUDIO 4	4	ALUM. STOREFRONT SYSTEM
5	STUDIO 5		

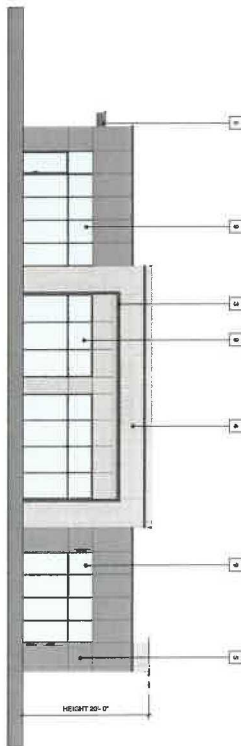
KEYPLAN



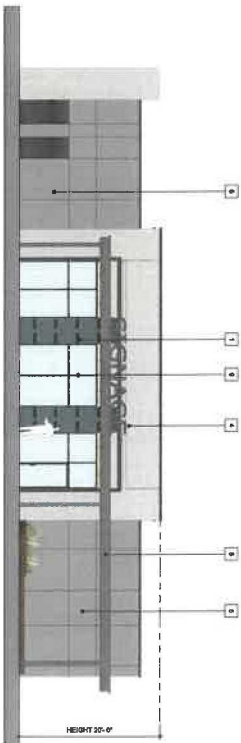
1 BLDG 3000 - SOUTH ELEVATION
1/8" = 1'-0"



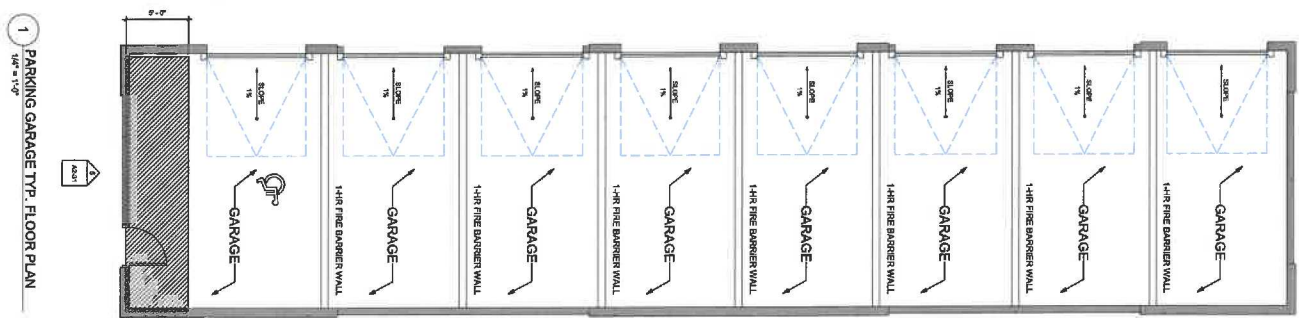
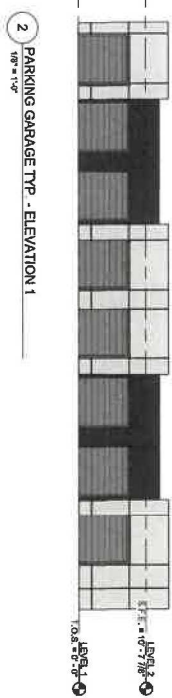
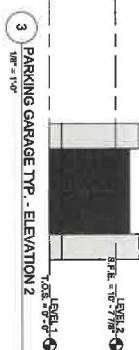
2 BLDG 3000 - NORTH ELEVATION
1/8" = 1'-0"



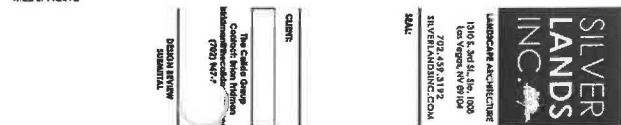
3 BLDG 3000 - WEST ELEVATION
1/8" = 1'-0"



4 BLDG 3000 - EAST ELEVATION
1/8" = 1'-0"

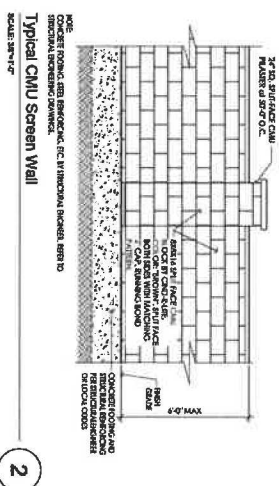
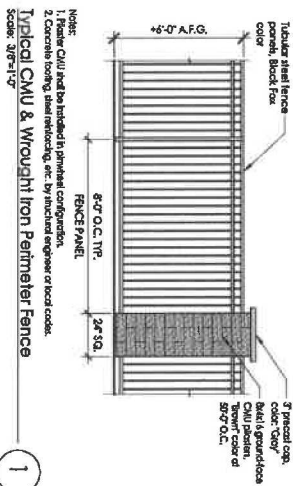


APN #: 139-04-201-022



EXISTING
COMMERCIAL
NOT A PART

Tree	Botanical Name	Common Name	Size	Qty	Remarks
	Acacia saligna	Wattle Acacia	2M Box	12	Standard Min. Spec: 7x25x1.25"
	Laurus nobilis	Bay Laurel	2M Box	50	Multi-Trunk Min. Spec: 5x2x3"
	Pinus patula	Scots Pine	2M Box	62	Standard Min. Spec: 7x25x1.25"
	Pinus oleracea	Christmas Pines	2M Box	50	Standard Min. Spec: 7x25x1.25"
	Pinus baccata	Adrian Cedrus	2M Box	105	Standard Min. Spec: 8x2x3"
Bottle Tree	Botanical Name	Common Name	Size	Qty	Remarks
	Buxus microphylla japonica	Japanese Boxwood	5 gal.	36	Can Roll
	Cordyline alliodora 'Variegata'	Purple Tipped Bush	5 gal.	47	Columns
	Leucocorybia 'Variegata'	White 'Variegata' Holly	5 gal.	603	Can Roll
	Larrea tridentata 'Duke's Red'	Duke's Red Larrea	5 gal.	208	Can Roll
	Liquidambar styraciflua 'Lanceolata'	Tree of Life	5 gal.	551	Can Roll
	Podocarpus neriifolia	Indian Hawthorn	5 gal.	447	Can Roll
	Taxodium distichum 'Parvifolium'	Star Jasmine	5 gal.	225	Can Roll
Spiraea	Botanical Name	Common Name	Size	Qty	Remarks
	Abutilon 'Superba'	Can Grass	5 gal.	172	Can Roll
	Musella lasiocarpa	Madison Papyrus Grass	5 gal.	1,244	Can Roll



Open Space Calculations

- Total Site Area: Approx. 8.42 Acres (366,775 sf)
- Open Space Requirements:
400 SF Per Dwelling Unit = 400 x 222 = 88,800 SF open space required
- Open Space Provided: 89,766 SF (23.06 Acres) - 24.4% of total site area
- 82,925 SF recreation area
- 6,841 SF clubhouse

VICINITY MAP - NTS



SITE VISIBILITY ZONES

OWNER SHALL MAINTAIN ALL PLANT MATERIALS OCCURRING WITHIN SITE VISIBILITY ZONES AT 24" MAX. HEIGHT, TYPICAL.



LP001

Abstract



Revised
05/19/2022 5:34:08 PM

OPEN SPACE REQUIRED: 88,800 SF
 OPEN SPACE PROVIDED: 88,894 SF
 RECREATION AREA: 82,053 SF
 CLUBHOUSE: 6,841 SF



Real Property Management
1180 Military Tribute Place
Henderson, NV 89074

School Development Tracking Form

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

Date Filed 05/03/2022 Application Number ZN-000009-2022 Entity NLV

Company Name Kaempfer Crowell

Contact Name _____

Contact Mailing Address _____

City _____ State _____ Zip Code _____

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

Project Name Elysian (Craig & Scott)

Project Description 222 Multi-family Units

APN's 139-04-201-022

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) 222	x 0.139 = 31	x 0.065 = 14	x 0.074 = 16
Resort Condo Units (3)			
Total	31	14	16

(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
Guy ES*	4028 La Madre Way	K-5	507	498	4/1/2022
Wolfe ES*	4027 W. Washburn Rd	K-5	495	446	4/1/2022
Swainston MS	3500 W. Gilmore Ave	6-8	1469	1090	4/1/2022
Cheyenne HS	3200 W. Alexander Rd	9-12	2452	1897	4/1/2022

* CCSD Comments *The elementary schools share an attendance boundary.

☐ Approved

☐ Disapproved

NEIGHBORHOOD MEETING SUMMARY

The Applicant held a mandatory neighborhood meeting on April 11, 2022 at 5:30 pm at the Alexander Library located at 1755 W. Alexander Road in North Las Vegas. In attendance at the neighborhood meeting was the Applicant's representative and the Applicant along with approximately three neighbors and Councilman Cherchio. The Applicant explained the request for the rezoning to PUD to allow for a multi-family development. The Applicant also shared the proposed site plan and elevations of the multi-family buildings. There were general questions about access to the Site, traffic on the private street between Clayton Street and Scott Robinson Boulevard, and the proposed density. One neighbor expressed opposition to the project while the other two neighbors were gathering information about the proposed project.

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. See the
NOTES

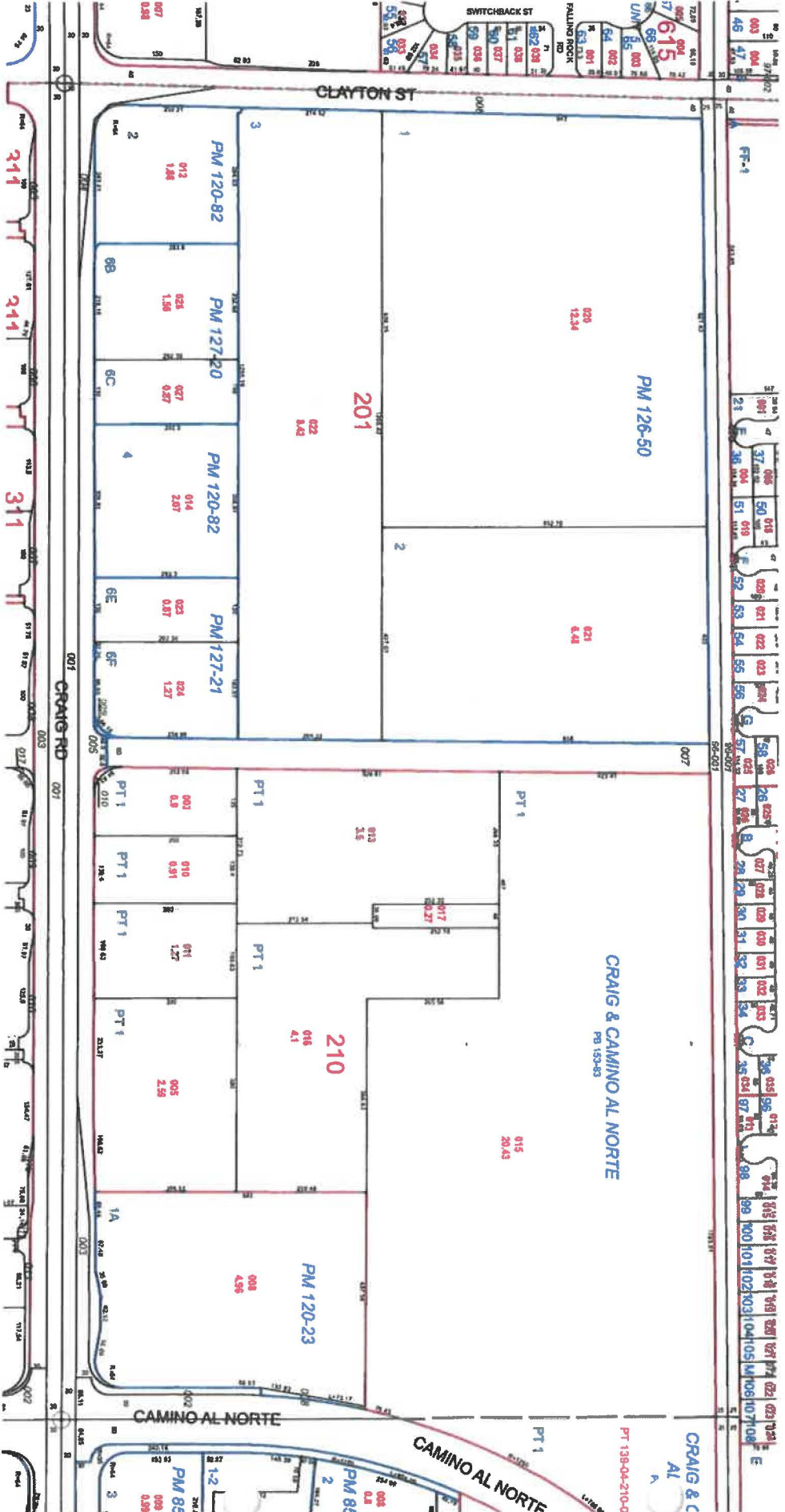
USE THIS SCALE WHEN MAP REDUCED FROM FULL ORIGINAL
1" = 200'

MAP LEGEND

- PARCEL BOUNDARY
- SUB BOUNDARY
- PAID BOUNDARY
- ROAD EASEMENT
- MATCH / LEADER LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- SECTION LINE
- CONDOMINIUM UNIT
- AIR SPACE PCL
- RIGHT OF WAY PCL
- SUB-SURFACE PCL
- 007 ROAD PARCEL NUMBER
- 001 PARCEL NUMBER
- 1.00 ACREAGE
- 202 PARCEL SUBSEQUENCE NUMBER
- 202 PARCEL SUBSEQUENCE NUMBER
- 5 BLOCK NUMBER
- 5 LOT NUMBER
- 005 GOV. LOT NUMBER

T20S R61E	4	S 2 NW 4	139-04-2
100-101-102	125	126	123
125	126	123	
138	139	140	
163	162	161	

Scale: 1" = 200'	Rev: 5/5/2021
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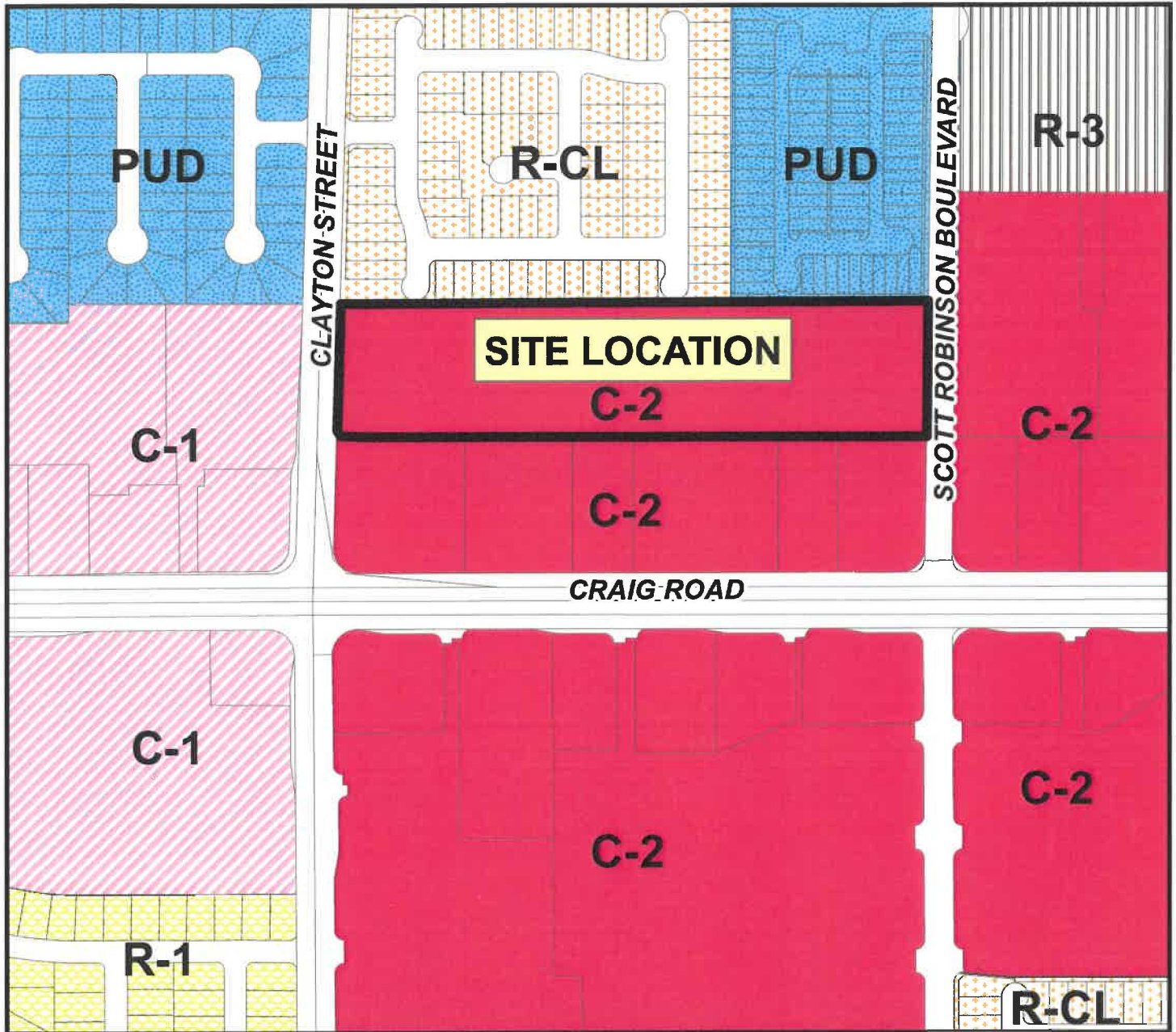


TAX DIST 250



THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: The Calida Group
Application Type: Property Reclassification
Request: From C-2 (General Commercial District) to a PUD (Planned Unit Development District), Consisting of a 222-Unit Multi-Family Development
Project Info: Located East of Clayton Street and Approximately 292 Feet North of Craig Road
Case Number: ZN-09-2022

5/19/2022

