

CITY OF NORTH LAS VEGAS

INTEROFFICE MEMORANDUM

To: Robert Eastman, Planning Manager, Land Development & Community Services
From: Robert Weible, Land Development Project Leader, Department of Public Works
Subject: ZN-15-2020 **Lone Mountain Allen**
Date: September 21, 2020

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*.
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. The City reserves the right to construct a raised median along Lone Mountain Road thereby limiting the vehicular movement at Street A to right in – right out only.

11. Right of way dedication and construction of a bus turn-out and right turn lane is required on Lone Mountain Road west of Allen Lane per the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 234.1.
12. 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. Lone Mountain Road
 - b. Allen Lane
 - c. Kenny Way
 - d. Verde Way
 - e. Willis Street
13. 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.

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

KAEMPFER

CROWELL

ATTORNEYS AT LAW

LAS VEGAS OFFICE

STEPHANIE HARDIE ALLEN
sallen@kcnvlaw.com
702.792.7045

Revised

08/20/2020 ZN-15-2020

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RENO OFFICE
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Fax: 775.327.2011

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

August 20, 2020

VIA E-MAIL:

planningandzoning@cityofnorthlasvegas.com

CITY OF NORTH LAS VEGAS
2250 LAS VEGAS BOULEVARD NORTH
NORTH LAS VEGAS, NV 89030

Re: *Revised Justification Letter for an AMP to Single Family Low, ZN to PUD/R-EL, and a TM for 53 Homes at Lone Mountain Road and Allen Lane*

To Whom It May Concern:

This firm represents the applicant in the above referenced matter. The proposed project is located on several parcels on the north side of Lone Mountain Road and the west and east sides of Allen Lane within North Las Vegas ("Property"). The Property is more particularly described as Assessor's Parcel Numbers 124-31-802-008 through 011 and 124-32-401-005 through 006. The applicant is requesting an Amendment to the Master Plan to Single Family Low, a Zone Change to PUD/R-EL, and a Tentative Map to allow fifty-three (53) single family, single story, ranch-style homes on the Property.

A. Amendment to the Master Plan from Ranch Estates to Single Family Low

The Property is currently master planned for Ranch Estates. While the proposed development is for ranch-style homes allowed within the Rural Overlay, the density is approximately 3.1 units per acre so the master plan must be amended to Single Family Low. The proposed development is rural in nature with all minimum 10,000 square foot, one story homes and a horse trail around the Property. The project will look and feel like RE Ranch Estates with smaller lots and will have no adverse impacts on the area.

B. Zone Change from Ranch Estate District to PUD/R-EL

The applicant is proposing a zone change to PUD/R-EL to allow 53 homes with the intent of meeting the R-EL development requirements. The minimum lot size is 10,000 square feet with all one-story homes. A PUD is being requested as a few of the lots do not meet the 80' width requirement in an R-EL. However, all of the lots will meet the minimum lot size of 10,000 square feet. There will be space on the lots for vehicle storage and/or accessory structures. The density is below the R-EL allowed 4 units per acre with a proposed density of 3.1 units per acre. The lots have been oriented internally after neighborhood feedback requesting the lots not front onto the neighborhood streets. The requested zoning is harmonious and compatible with the Rural Overlay and the surrounding area providing large, quarter-acre, rural lots on the Property.

C. Tentative Map for 53 Homes

The proposed 53-lot tentative map has been designed to have no adverse impacts on the surrounding area and to be compatible with the surrounding rural area. The main access on the phase west of Allen Lane is on Lone Mountain Road to ensure traffic is directed away from the existing ranch estate residents. A secondary access point has been provided on Willis Street, but the primary access is on Lone Mountain. The main access on the phase east of Allen Lane is on Allen Lane to keep traffic off Kenny Way and Verde Way. If necessary, emergency access can be provided on both Kenny Way and Verde Way. All of the homes are on minimum 10,000 square foot lots with one story homes and space for RV parking. An exterior horse trail has been provided for the surrounding horse owners' benefit. The project has been designed to be rural in nature with limited street lights, rural streets and a rural feel to the overall community. The proposed project will be a great addition to the area by providing long-awaited infill development with a rural nature.

We thank you in advance for your consideration. Please do not hesitate to let me know if you have any questions or concerns.

Sincerely,

KAEMPFER CROWELL



Stephanie H. Allen

SHA/lab

KAEMPFER

CROWELL

ATTORNEYS AT LAW

LAS VEGAS OFFICE

STEPHANIE HARDIE ALLEN

sallen@kcnvlaw.com
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Fax: 775.882.0257

July 28, 2020

VIA E-MAIL:

planningandzoning@cityofnorthlasvegas.com

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2250 LAS VEGAS BOULEVARD NORTH
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Sincerely,

KAEMPFER CROWELL

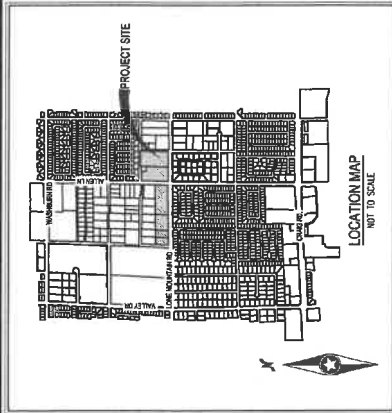
Stephanie H. Allen

SHA/lab

DATE	BY	DESCRIPTION

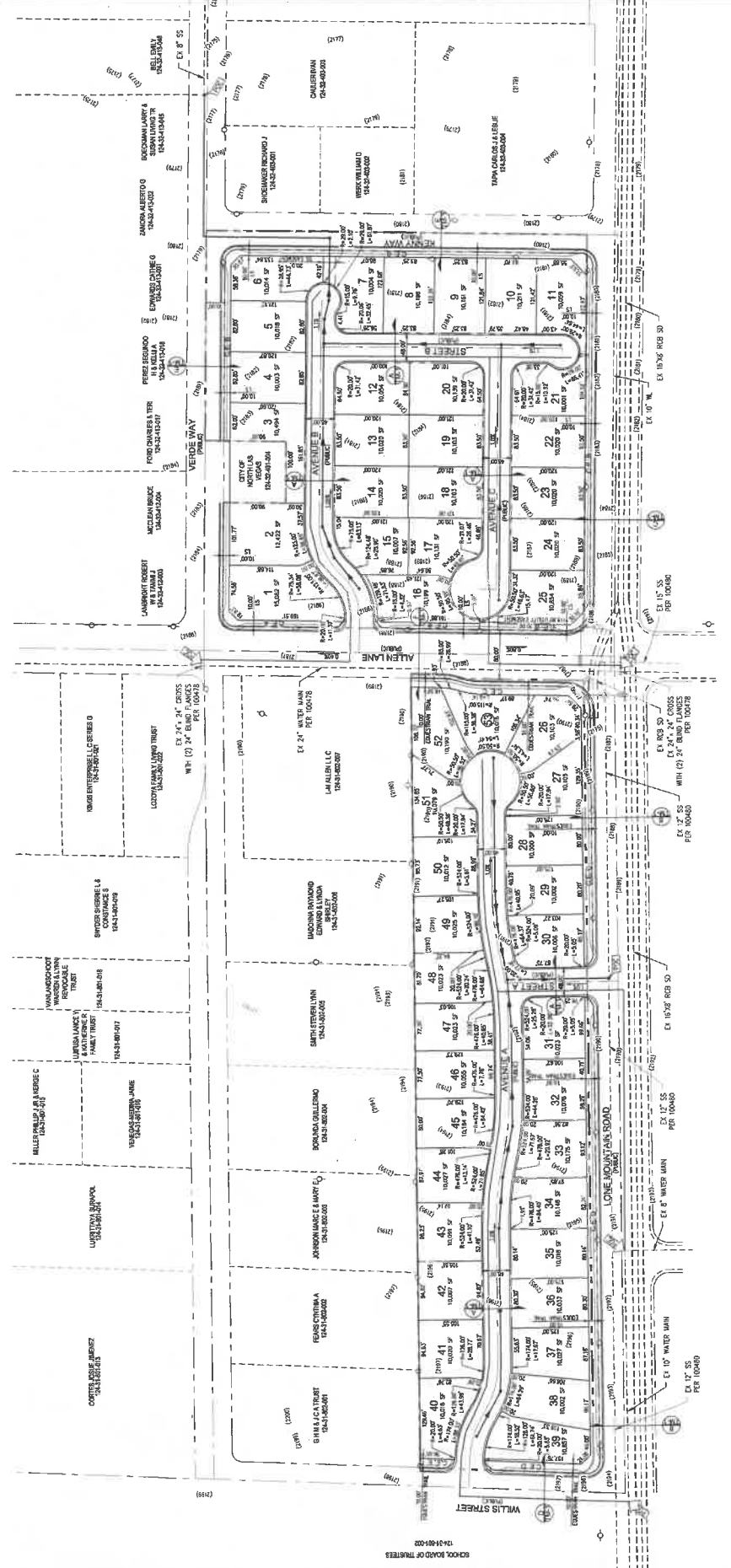
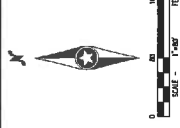
ACAK
LONE MOUNTAIN & ALLEN
TENTATIVE MAP

DATE:	7/7/20
DRAWN BY:	AGM
DESIGNED BY:	AGM
CHECKED BY:	KB
PROJECT NO.:	
SHEET NO.:	
SUMMARY:	SLM2000.000

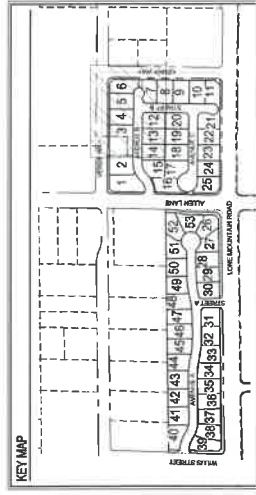


LEGEND

- PROPERTY LINE
- EXISTING CENTERLINE
- PROPOSED CENTERLINE
- EXISTING SIDEWALK
- PROPOSED SIDEWALK
- EXISTING DRIVE
- PROPOSED DRIVE
- EXISTING TRAIL
- PROPOSED TRAIL
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- EXISTING SANITARY
- PROPOSED SANITARY
- EXISTING GAS
- PROPOSED GAS
- EXISTING FIBER OPTIC
- PROPOSED FIBER OPTIC
- EXISTING POWER POLE
- PROPOSED POWER POLE
- EXISTING TRAFFIC SIGNAL
- PROPOSED TRAFFIC SIGNAL



LONE MOUNTAIN AND ALLEN DEVELOPABLE AREA EXHIBIT



LEGEND

- DEVELOPABLE AREA
- EXISTING CURBLINE
- RIGHT-OF-WAY
- PROPERTY LINE
- CURB AND GUTTER
- EXISTING CURB AND GUTTER

SETBACKS

CITY OF NORTH LAS VEGAS ZONING: RES-1

FRONT 20' TO GARAGE
SIDE 5' TO STREET
REAR 10' TO CORNER



Westwood
 Phone (702) 294-5300 8740 S. Arville Street, Suite 218
 Las Vegas, NV 89118
 Tull-Free (888) 927-5150
 westwoodps.com
 Westwood Professional Services, Inc.

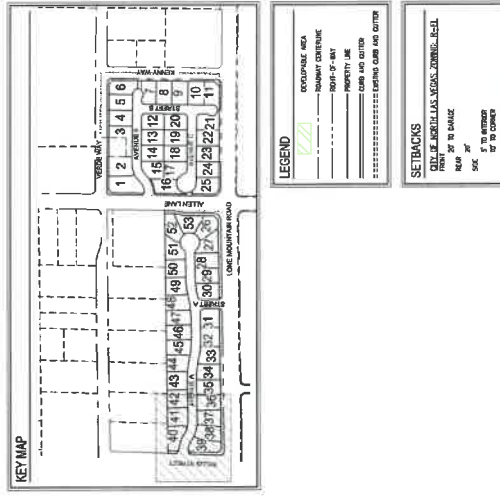
ACAK IRREVOCABLE TRUST

DATE: 8/3/2020
 SCALE: 1/8" = 1'-0"
 PROJECT #: SLIM2000



1. "Westwood" has no affiliation with any other firm or individual named "Westwood".

LONE MOUNTAIN AND ALLEN DEVELOPABLE AREA EXHIBIT



SCHOOL BOARD OF TRUSTEES
124-3-101-002

Phone (702) 284-0300
Toll-Free (888) 597-5180
Westwood.com
Westwood Professional Services, Inc.



DATE: 8/2/2020
SCALE: 1/80'
PROJECT: NLSJM2000

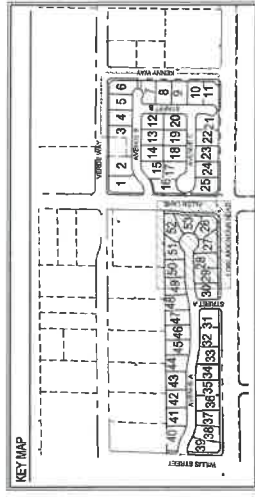


80'
160'
240'

ACAK IRREVOCABLE TRUST

THIS PLAN IS THE PROPERTY OF WESTWOOD PROFESSIONAL SERVICES, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF WESTWOOD PROFESSIONAL SERVICES, INC.

LONE MOUNTAIN AND ALLEN DEVELOPABLE AREA EXHIBIT



LEGEND	
.....	DEVELOPABLE AREA
-----	RAILWAY CENTERLINE
-----	RIGHT-OF-WAY
-----	PROPERTY LINE
-----	OWNER AND OWNER
-----	EXISTING CURB AND GUTTER

SETBACKS	
.....	CITY OF LAS VEGAS ZONING R-1.5
.....	FRONT
.....	REAR
.....	SIDE
.....	15' TO CORNER



Westwood
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 Toll-Free (888) 327-5150
 Westwood Professional Services, Inc.
 5740 S. Arville Street, Suite 216
 Las Vegas, NV 89119
 westwoodps.com

ACAK IRREVOCABLE TRUST

DATE: 05/20/20
 SCALE: 1"=80'
 PROJECT: HJSLM2000



Neighborhood Meeting Summary
Lone Mountain/Allen
September 2, 2020

Several neighborhood meetings have been held for the above project, the latest being held virtually via Zoom on September 2, 2020. A copy of the notice is attached. Stephanie Allen from Kaempfer Crowell attended on behalf of the developer. Councilman Scott Black was also in attendance.

There were approximately 20 neighbors in attendance. The sign-in sheet is attached. The purpose of the meeting was due to the application switching to a PUD. The changes to the plans based on comments from the previous meeting were discussed.

**Neighborhood Meeting Summary
Lone Mountain/Allen
June 18, 2020**

Several neighborhood meetings have been held for the above project, the latest being held virtually via Zoom on June 18, 2020. A copy of the notice is attached. Stephanie Allen from Kaempfer Crowell attended on behalf of the developer. Councilman Scott Black was also in attendance.

There were approximately 20 neighbors in attendance. The sign-in sheet is attached. Initially, the neighbors opposed anything except for 1/2 acre lots. They later discussed the possibility of 1/3 or 1/4 acre lots with conditions. Traffic issues onto Kenny Way were also discussed and have been addressed. The conditions have been added to the justification letter.

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.

USE THIS SCALE (FEET) WHEN MAP REDUCED FROM 1:1X17 ORIGINAL.

MAP LEGEND

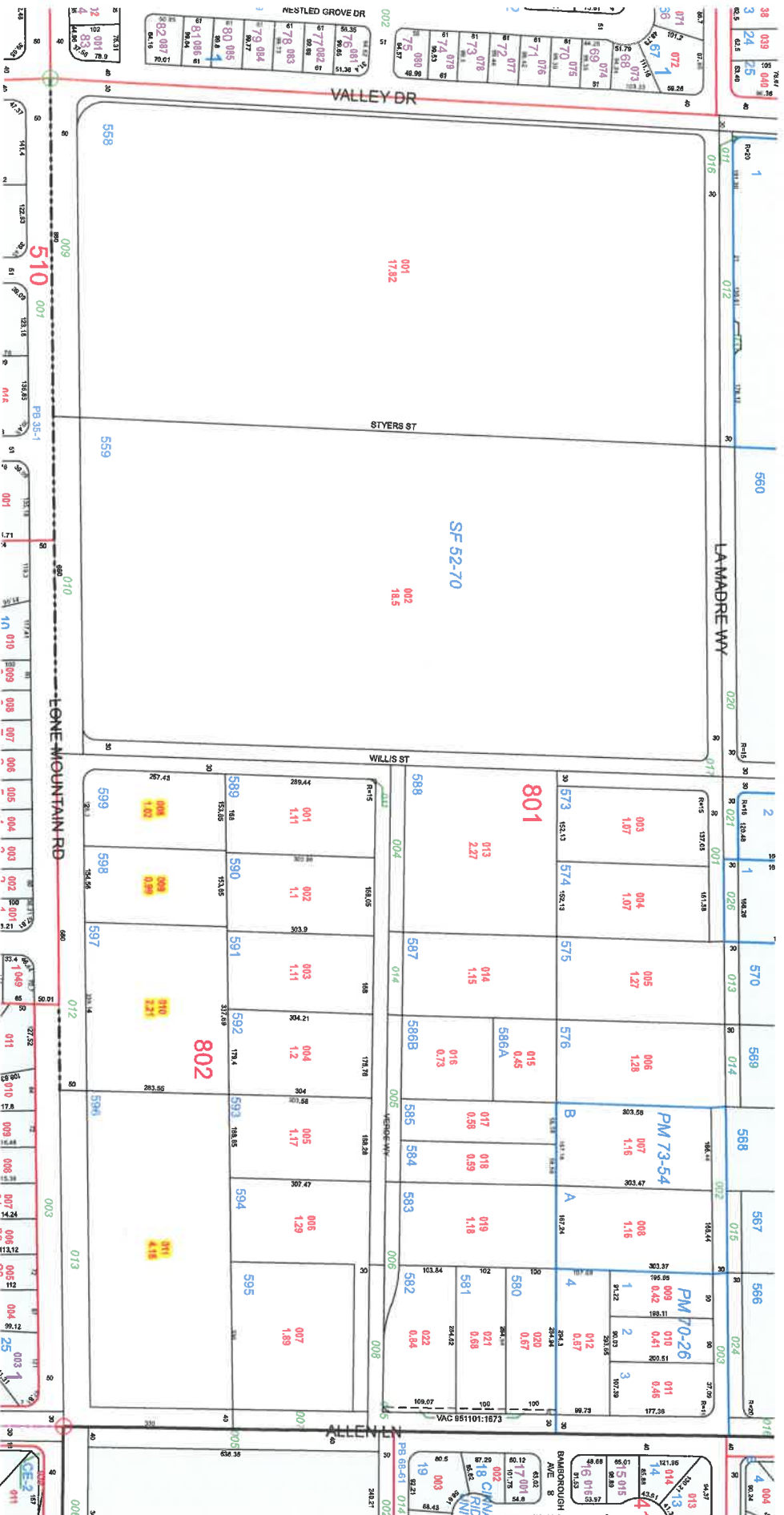
- PARCEL BOUNDARY
- SUB BOUNDARY
- PLAND BOUNDARY
- ROAD EASEMENT
- MATCH / LEADER LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- SECTION LINE
- CONDOMINIUM UNIT
- AIR SPACE POL.
- RIGHT OF WAY POL.
- SUB-SURFACE POL.
- 007 ROAD PARCEL NUMBER
- 001 PARCEL NUMBER
- 100 ACREAGE
- 202 PARCEL SUBSESS NUMBER
- PE 24-6 PLATT RECORDING NUMBER
- 5 BLOCK NUMBER
- 5 LOT NUMBER
- GLS GOV. LOT NUMBER

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

BOOK	T19S R61E
SECTION	31
MAP	S 2 SE 4
124-31-8	

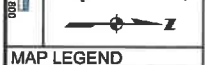
ROW	1/8/2019
SCALE	1" = 200'

MAP	S 2 SE 4
SECTION	31
ROW	1/8/2019
SCALE	1" = 200'



TAX DIST 250

This map is for assessment use only and does NOT represent a survey.
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 USE THE SCALE FEET WHEN AVE REDUCED FROM 1:117 ORIGINAL.



MAP LEGEND

- Parcel Boundary
- Sub Boundary
- PAID Boundary
- Road Easement
- Match / Easement Line
- Historic Lot Line
- Historic Sub Boundary
- Historic PAID Boundary
- Section Line
- 007 Road Parcel Number
- 001 Parcel Number
- 100 Acreage
- 202 Parcel Subseq Number
- PG 24-45 Plat Record Number
- 6 Block Number
- 9 Lot Number
- 916 Cont Lot Number

BOOK

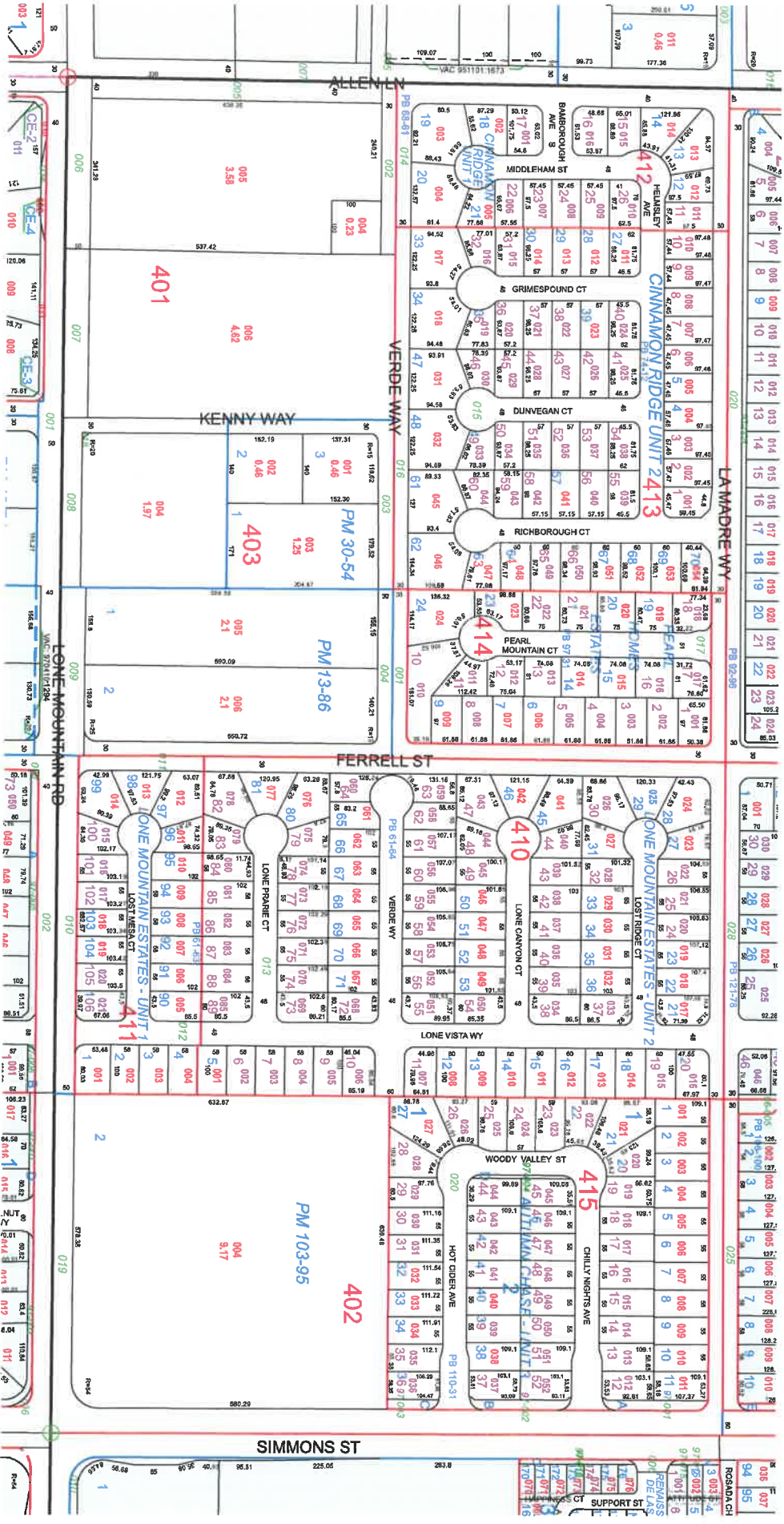
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Scale: 1" = 200'

REV: 1/8/2019

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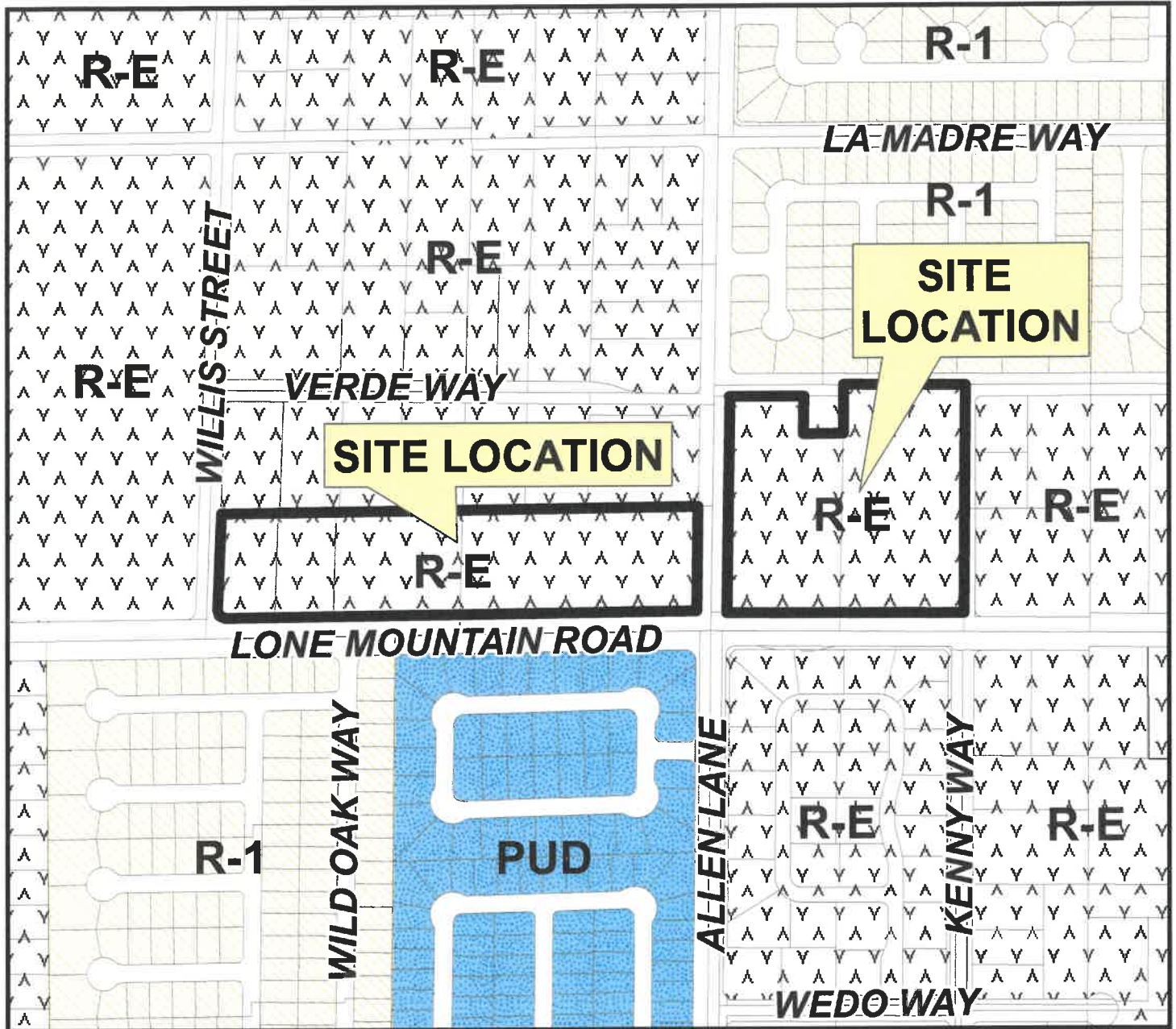
CLARK COUNTY
 124-32-4





THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: ACAK Irrevocable Trust
 Application Type: Property Reclassification
 Request: From R-E (Ranch Estates District) to a PUD (Planned Unit Development District), consisting of 53 single-family lots
 Project Info: Generally north of Lone Mountain Road between Willis Street and Kenny Way
 Case Number: ZN-15-2020

9/24/2020

