

# CITY OF NORTH LAS VEGAS

## INTEROFFICE MEMORANDUM

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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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Carson City, NV 89703  
Tel: 775.884.8300  
Fax: 775.882.0257

April 26, 2022

**VIA UPLOAD**NORTH 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.

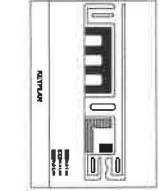
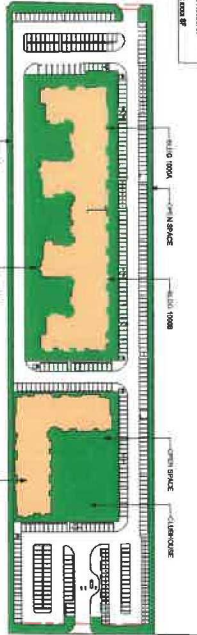
Sincerely,

KAEMPFER CROWELL



Anthony J. Celeste

AJC

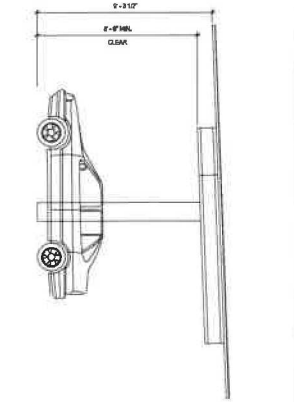
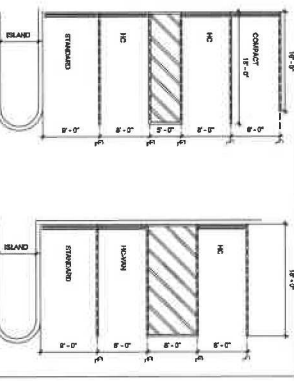


REQUIRED PARKING CALCULATION		
1 BED = 1.5/UNIT	18	x 1.50
2 BED = 1.5/UNIT	140	x 1.50
3 BED = 2/UNIT	58	x 2
3 BED = 2.5/UNIT	6	x 2.5
TOTAL	222	368
VISITOR = 0.25 PER UNIT	222	x 0.25
TOTAL		424

**OPEN SPACE PROVIDED**  
 - CLIMATE: 1000 SF  
 - CLIMATE: 1000 SF  
 - CLIMATE: 1000 SF

**UNIT SUMMARY**

UNIT TYPE	AREA (SQ FT)	NO. UNITS
1 BED	18	12
2 BED	140	93
3 BED	58	38
3 BED	6	4
TOTAL	222	147



**SITE INFO**

APN # 139-04-201-022

ADDRESS: 1115 N. SCOTT ROBINSON BLVD

PROPOSED ZONING: R-4 (HIGH DENSITY RESIDENTIAL DISTRICT)

DENSITY ALLOWANCE: 22 UNITS PER ACRE

# OF UNITS: 147

RESIDENT VEHICLE\* means the minimum distance from building to vehicle

HEIGHT\* means the maximum height of the building

OPEN SPACE PROVIDED: 1000 SQ FT

BUILDING 1000A: 22,000 SF LEVEL 1 (3 PER UNIT), 21,000 SF LEVEL 2 (3 PER UNIT), 21,000 SF LEVEL 3 (3 PER UNIT), TOTAL = 64,000 SF

BUILDING 2000: 25,000 SF LEVEL 1, 24,000 SF LEVEL 2 (3 PER UNIT), 24,000 SF LEVEL 3 (3 PER UNIT), TOTAL = 73,000 SF

CLUBHOUSE: 2000 SF

YARD SETBACKS: INTERIOR SIDE STREET: 5'-0" (MIN), REAR: 10'-0" (MIN), BUILDING SEPARATION: 20'-0" (MIN)

PARKING RESEARCH: 93% OF VEHICLES ARE WITHIN 1/4 MILE OF WORKERS' HOME (PER COUNTY DATA)

PARKING SEPARATION: 1 BED & STUDIO UNITS: 1.5 PER UNIT, 2 BED UNITS: 2 PER UNIT, 3 BED UNITS: 2 PER UNIT, TOTAL REQ: 424 SPACES

PARKING PROVIDED: 347 SPACES: 327 SPACES (RESIDENTIAL), 20 SPACES (CLUBHOUSE), 1 SPACES (VISITOR)

CONVERTED PARKING: 222

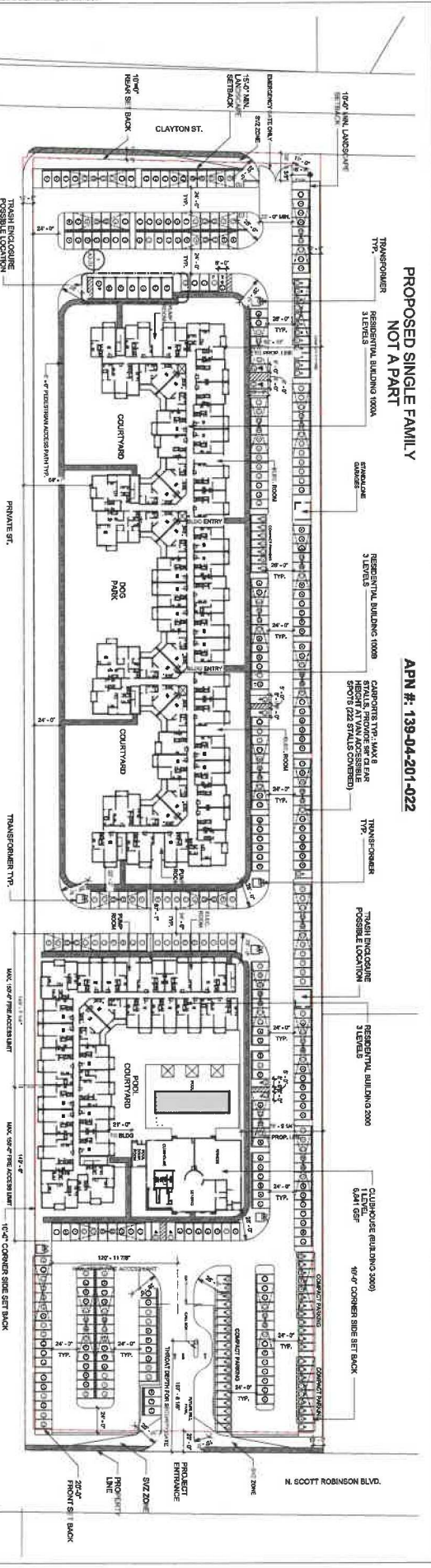
ON SITE LOADING REQUIRED: N/A, NONE REQUIRED

MAXIMUM DEVELOPMENT: 147 UNITS

REAR SETBACK: 10'-0" (MIN)

CLUBHOUSE: 11 LEVEL, 6241 SQ FT

CLUBHOUSE (RUA 3000) 410' CORNER SIDE SETBACK



**PROPOSED SINGLE FAMILY NOT A PART**

**EXISTING COMMERCIAL NOT A PART**

**ARCHITECTURAL SITE PLAN - OPTION 11**

**Revised**  
 08/29/2022 5:55:46 PM

**CRAIG & SCOTT**  
 THE CALUDA GROUP

dwelldesignstudio

300 NUMBER 1  
 SUITE 110  
 DENVER, CO 80202  
 PHONE: 303.733.8888  
 WWW.CRAIGANDSCOTT.COM

ARCHITECTURAL SITE PLAN

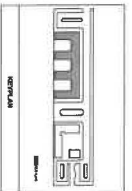
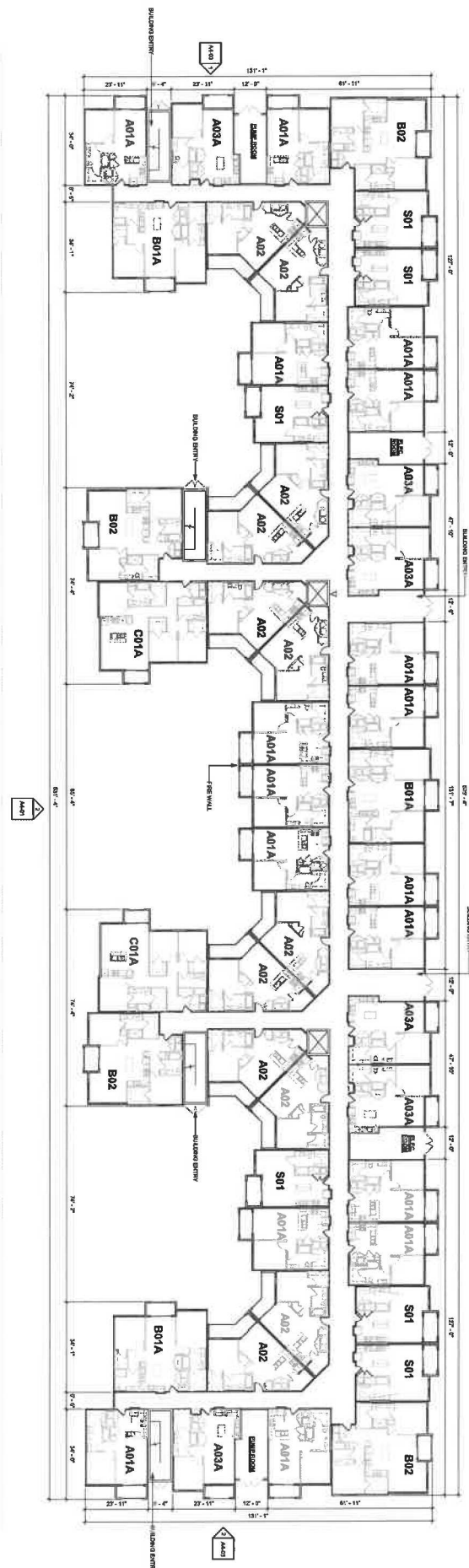
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PROGRESS REPORT  
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SP-01



OVERALL FLOOR PLAN - LEVEL 1 - BUILDING 1000



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**A0-01**

OVERALL FLOOR PLAN - LEVEL 1 - BLDG 1000

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PROGRESS PRINT  
4/26/2012 3:15:18 PM

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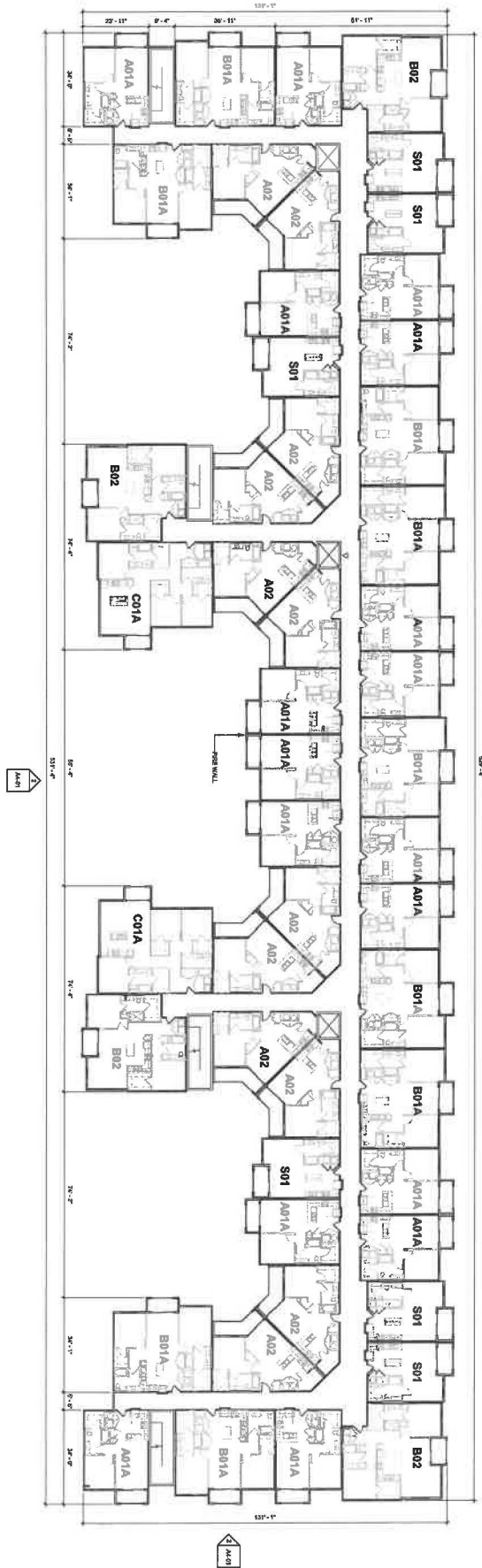
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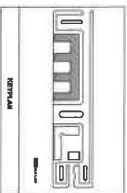
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1 OVERALL FLOOR PLAN - LEVEL 2 & 3 - BUILDING 1000  
 1/8" = 1'-0"



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**OVERALL FLOOR PLAN - LEVEL 2 & 3 - BLDG 1000**

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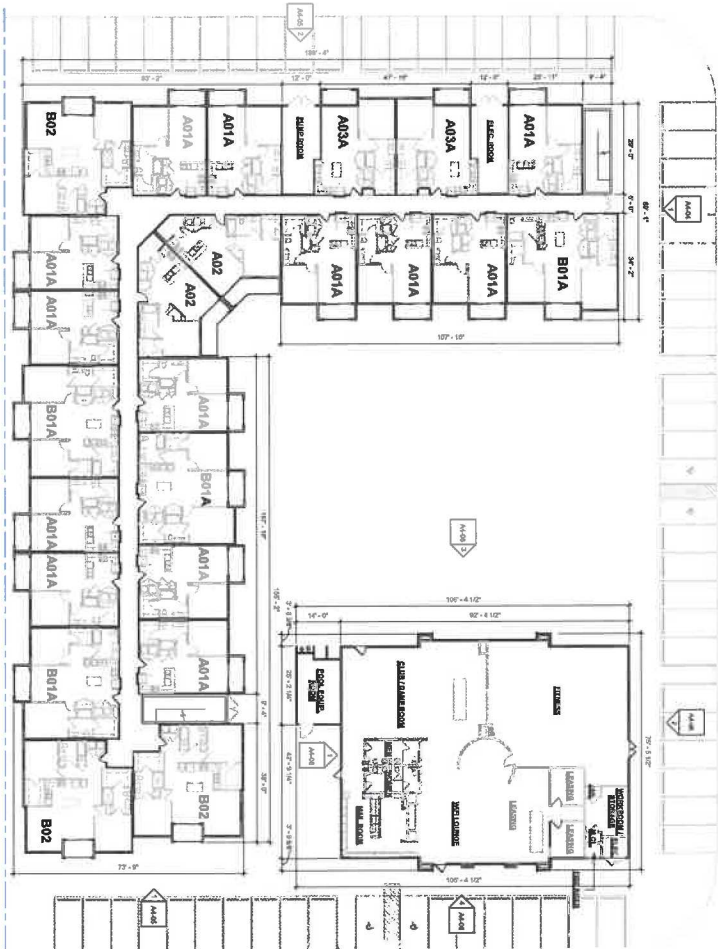
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8000 GARDEN GROVE BLVD  
 SUITE 100  
 GARDEN GROVE, CA 92640  
 TEL: 714.444.1111  
 WWW.DWELLDIGITAL.COM

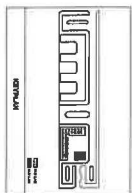




1 OVERALL FLOOR PLAN - LEVEL 1 - BUILDING 2000 & 3000  
 1/16" = 1'-0"  
 0" 5'-0" 10'-0" 20'-0"



2 OVERALL FLOOR PLAN - LEVEL 2 & 3 - BUILDING 2000  
 1/16" = 1'-0"  
 0" 5'-0" 10'-0" 20'-0"



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

DATE: 4/29/2022 3:15:48 PM

PROJECT: NOT FOR CONSTRUCTION

DESIGNER: DWELL DESIGN STUDIO

DATE: 4/29/2022 3:15:48 PM

PROJECT: NOT FOR CONSTRUCTION

DATE: 4/29/2022 3:15:48 PM

PROJECT: NOT FOR CONSTRUCTION

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DATE: 4/29/2022 3:15:48 PM

PROJECT: NOT FOR CONSTRUCTION

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DATE: 4/29/2022 3:15:48 PM

PROJECT: NOT FOR CONSTRUCTION

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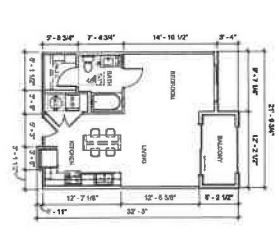
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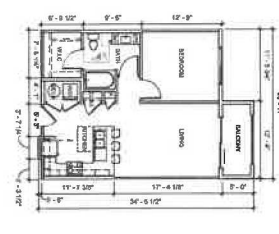
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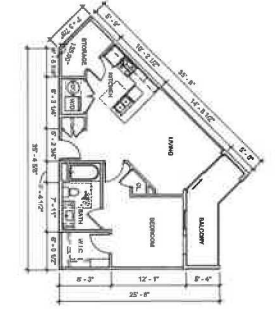
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1 UNIT S01 - STUDIO (N = 181)  
148 = 148'



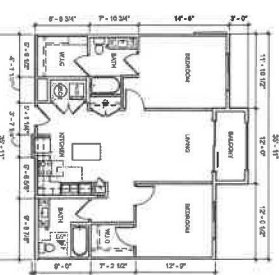
2 UNIT A01A - 1 BED (N = 90)  
148 = 148'



3 UNIT A02 - 1 BED (N = 42)  
148 = 148'



4 UNIT A03A - 1 BED (N = 8)  
148 = 148'



5 UNIT B01A - 2 BED (N = 37)  
148 = 148'



6 UNIT B02 - 2 BED (N = 21)  
148 = 148'



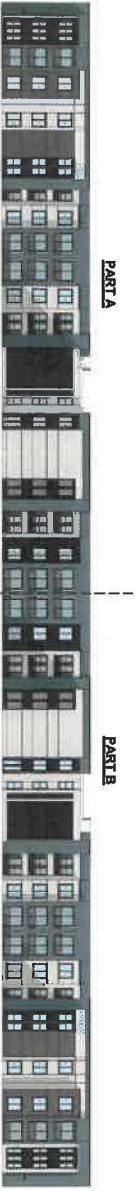
7 UNIT C01A - 3 BED (N = 6)  
148 = 148'

### UNIT MIX

### UNIT SUMMARY

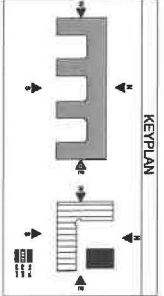
UNIT TYPE	RESIDENCE CLASS	RESIDENCE CLASS	QUANTITY	UNIT TYPE	RESIDENCE CLASS	RESIDENCE CLASS	TOTAL AREA (SQ. FT.)	TOTAL AREA (SQ. FT.)	TOTAL AREA (SQ. FT.)	TOTAL AREA (SQ. FT.)	TOTAL AREA (SQ. FT.)	TOTAL AREA (SQ. FT.)	TOTAL AREA (SQ. FT.)	TOTAL AREA (SQ. FT.)	TOTAL AREA (SQ. FT.)	TOTAL AREA (SQ. FT.)	TOTAL AREA (SQ. FT.)	TOTAL AREA (SQ. FT.)	TOTAL AREA (SQ. FT.)	TOTAL AREA (SQ. FT.)
1	STUDIO	STUDIO	1	1	STUDIO	STUDIO	148	148	148	148	148	148	148	148	148	148	148	148	148	148
2	1 BED	1 BED	2	2	1 BED	1 BED	296	296	296	296	296	296	296	296	296	296	296	296	296	296
3	1 BED	1 BED	3	3	1 BED	1 BED	444	444	444	444	444	444	444	444	444	444	444	444	444	444
4	1 BED	1 BED	4	4	1 BED	1 BED	592	592	592	592	592	592	592	592	592	592	592	592	592	592
5	1 BED	1 BED	5	5	1 BED	1 BED	740	740	740	740	740	740	740	740	740	740	740	740	740	740
6	2 BED	2 BED	6	6	2 BED	2 BED	888	888	888	888	888	888	888	888	888	888	888	888	888	888
7	2 BED	2 BED	7	7	2 BED	2 BED	1036	1036	1036	1036	1036	1036	1036	1036	1036	1036	1036	1036	1036	1036
8	3 BED	3 BED	8	8	3 BED	3 BED	1184	1184	1184	1184	1184	1184	1184	1184	1184	1184	1184	1184	1184	1184
TOTAL							148	296	444	592	740	888	1036	1184	148	296	444	592	740	888

SOUTH ELEVATION PARTIAL KEY



**FINISH SCHEDULE**

1	STUCCO 1	2	WHTL WINDOW
3	STUCCO 3	4	ALUM RAILING SYSTEM
5	STUCCO 4	6	ALUM CANOPY
7	STUCCO 5	8	ALUM STONEFRONT SYSTEM



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



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



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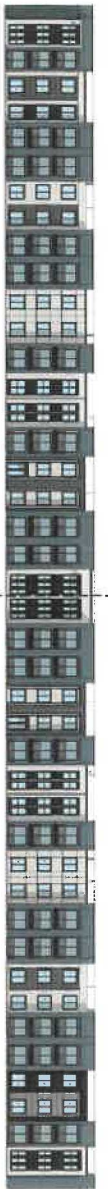
**BUILDING 1000A ELEVATION**

**A4-01**

**PART A**

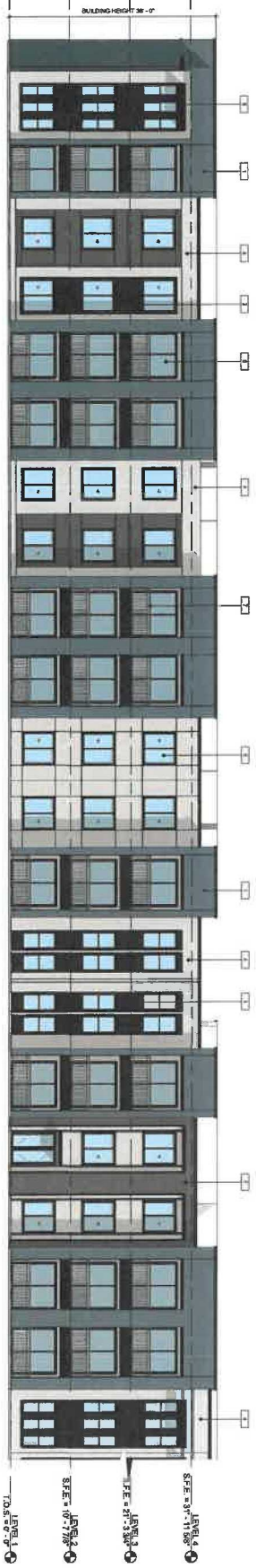
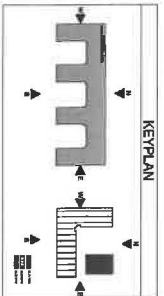
**PART B**

**NORTH ELEVATION PARTIAL KEY**

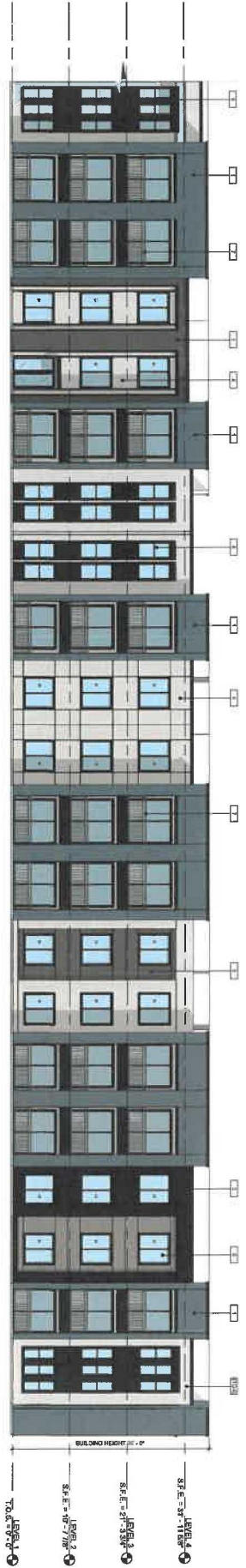


**FINISH SCHEDULE**

1	STUCCO 1	4	VINYL WINDOW
2	STUCCO 2	5	ALUM. RAILING SYSTEM
3	STUCCO 3	6	ALUM. CANOPY
4	STUCCO 4	7	ALUM. STORMDRIFT SYSTEM
5	STUCCO 5		
6	STUCCO 6		



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



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



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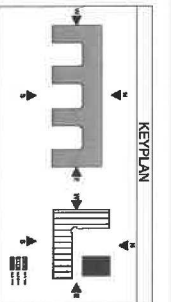
THE CALIDA GROUP

PROJECT: BUILDING 1000B  
DATE: 2020/02/22 13:17:29 AM  
DRAWN BY: JEN WILMONT  
CHECKED BY: JEN WILMONT  
NOT FOR CONSTRUCTION

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AA-02

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. CANYON
9	ALUM. STOREROOM SYSTEM



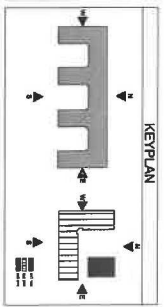
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1/8" = 1'-0"



2 BLDG. 10000 - EAST ELEVATION  
1/8" = 1'-0"

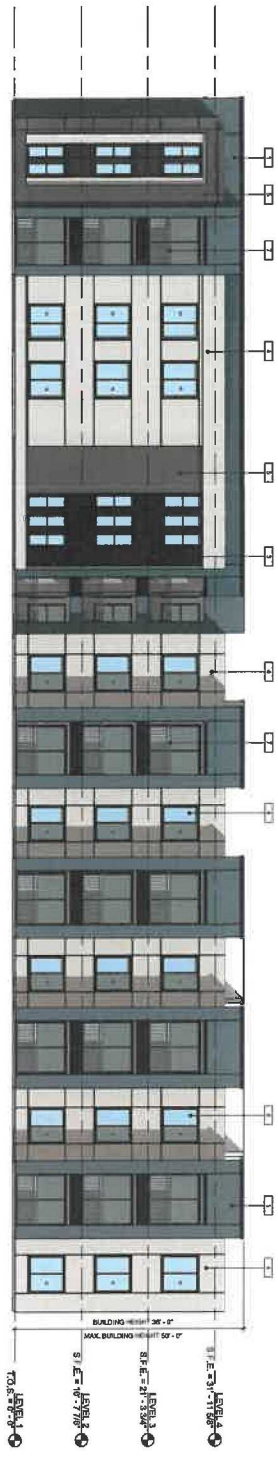
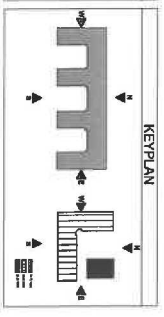
**FINISH SCHEDULE**

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



**FINISH SCHEDULE**

1	STUCCO 1	1	VENT WINDOW
2	STUCCO 2	2	ALUM. RAILING SYSTEM
3	STUCCO 3	3	ALUM. CANOPY
4	STUCCO 4	4	ALUM. STORMWENT SYSTEM
5	STUCCO 5		



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



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



**CRAIG & SCOTT**

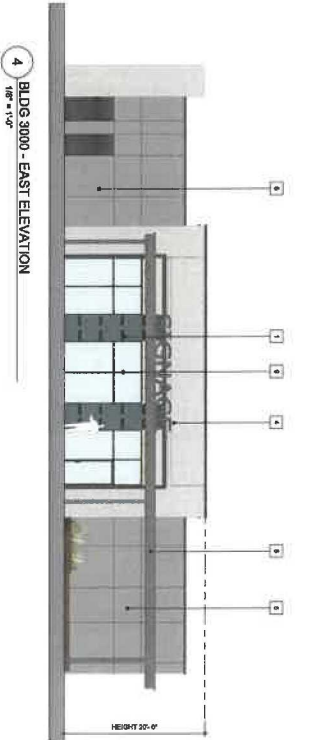
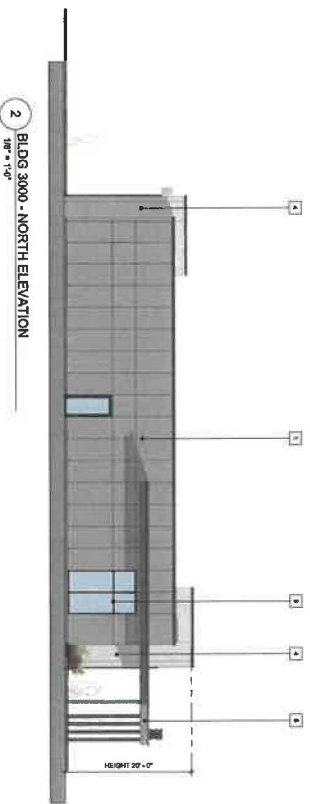
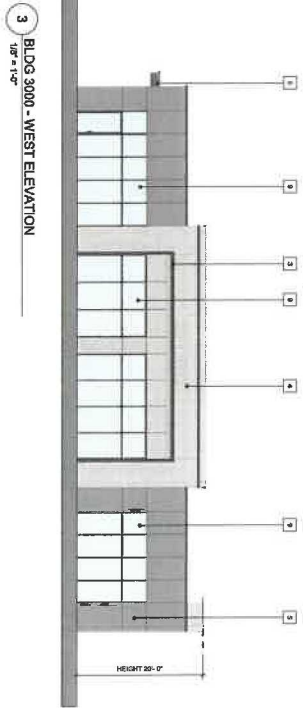
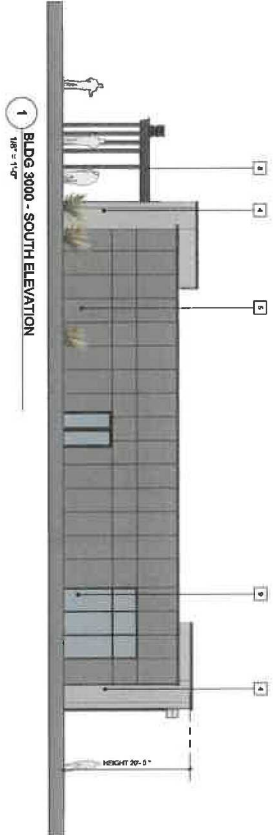
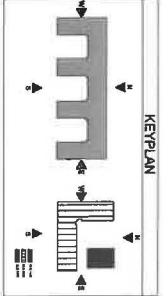
THE CALUDA GROUP

**BUILDING 2000B ELEVATION**

**A4-05**

**FINISH SCHEDULE**

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



**CRAIG & SCOTT**

MEMBER  
**THE CALUDA GROUP**

**SCALE**

1/8" = 1'-0"

**REVISION**

NO.	DATE	DESCRIPTION

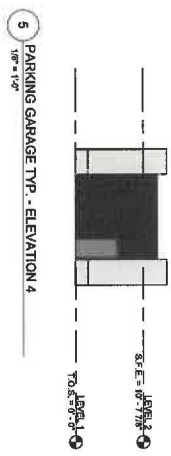
PROJECTS: 3000  
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**NOT FOR CONSTRUCTION**

**BUILDING 3000 ELEVATION**

**A4-06**

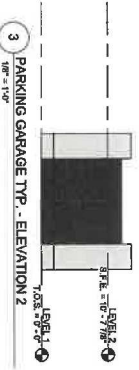




5 PARKING GARAGE TYP. - ELEVATION 4  
1/8" = 1'-0"



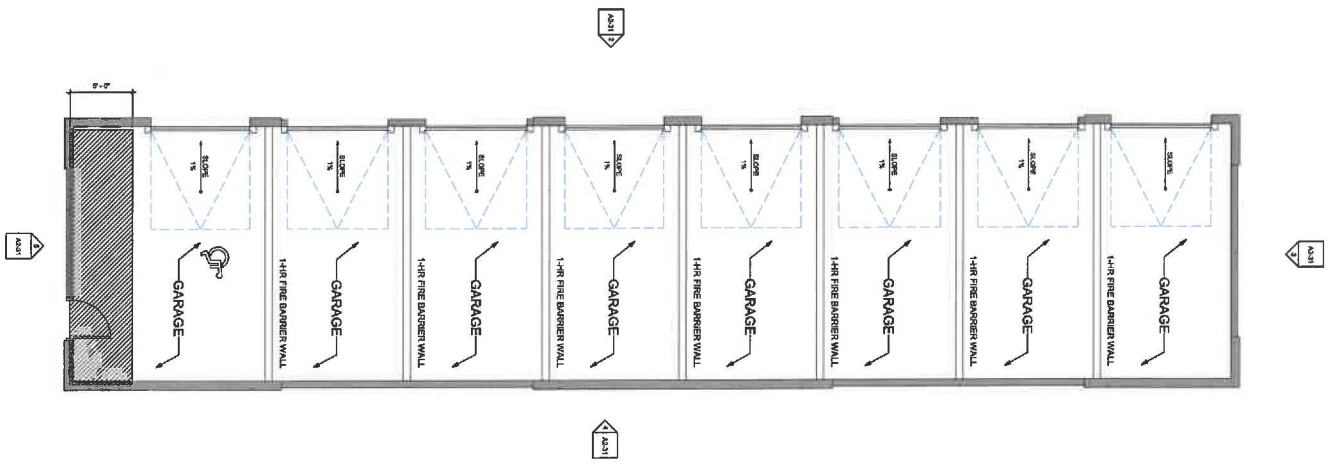
4 PARKING GARAGE TYP. - ELEVATION 3  
1/8" = 1'-0"



3 PARKING GARAGE TYP. - ELEVATION 2  
1/8" = 1'-0"



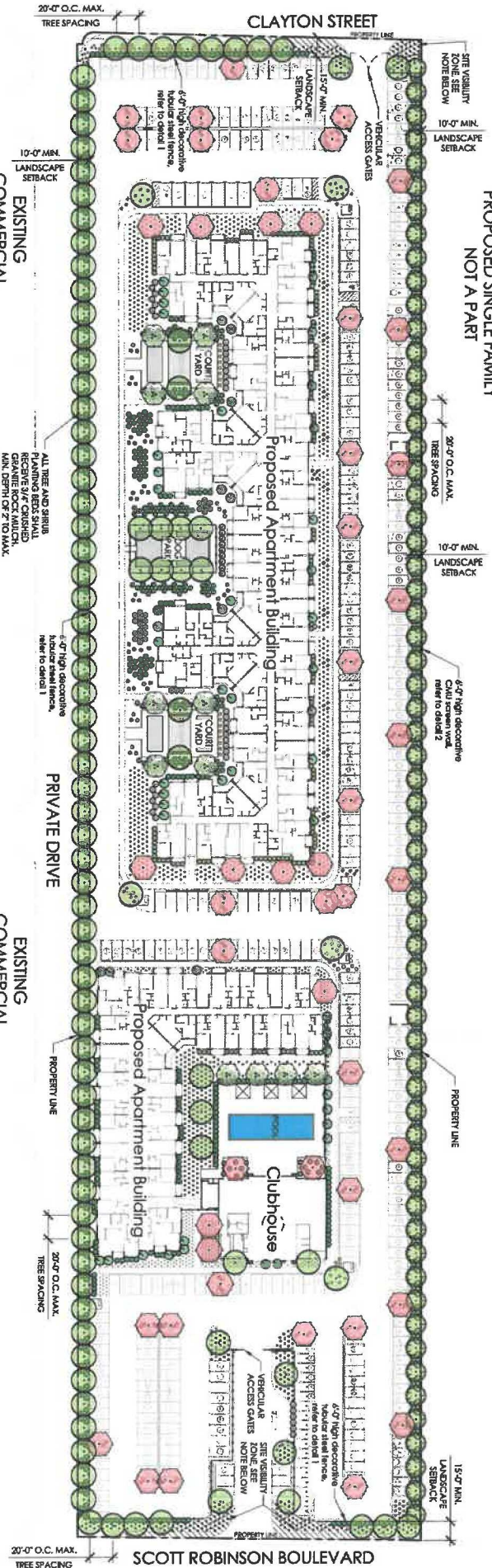
2 PARKING GARAGE TYP. - ELEVATION 1  
1/8" = 1'-0"



1 PARKING GARAGE TYP. FLOOR PLAN  
1/4" = 1'-0"

PROPOSED SINGLE FAMILY NOT A PART

APN #: 139-04-201-022



EXISTING COMMERCIAL NOT A PART

EXISTING COMMERCIAL NOT A PART

PLANTING SCHEDULE

TREE	BOTANICAL NAME	COMMON NAME	SIZE	QTY	REMARKS
	Acacia salicina	Willow Acacia	24" Box	12	Standard M/Lu. Spec: 7x2.5x1.25"
	Laurus nobilis	Bay Laurel	24" Box	96	Multi-Trunk M/Lu. Spec: 5x2.5"
	Ficus palmata	Shore Ficus	24" Box	42	Standard M/Lu. Spec: 7x2.5x1.25"
	Ficus religiosa	Chinese Fig	24" Box	50	Standard M/Lu. Spec: 7x2.5x1.25"
	Rhus typhina	Ashken Sumac	24" Box	105	Standard M/Lu. Spec: 5x2.5"
	Buxus microphylla japonica	Japanese Boxwood	5 gal.	36	Can Fall
	Podocarpus neriifolia	Purple Hoopwood Bush	5 gal.	47	Can Fall
	Leucosiphon sibiricum	Overl Vegepon Holly	5 gal.	461	Can Fall
	Larix laricina 'Duke's Red'	Dallas Red Laricina	5 gal.	268	Can Fall
	Ulmus japonicus 'Fremont'	Tomato Plum	5 gal.	591	Can Fall
	Rhus typhina	Indian Hawthorn	5 gal.	447	Can Fall
	Trachycarpus fortunei	Star Jasmine	5 gal.	225	Can Fall
	BOTANICAL NAME	COMMON NAME	SIZE	QTY	REMARKS
	Abutilon hybridum	Deer Grass	5 gal.	172	Can Fall
	Muscivora foetida	Musk Foxglove	5 gal.	1344	Can Fall

Open Space Calculations:

Total Site Area: Approx. 8.42 Acres (364,775 SF)  
 Open Space Requirements:  
 400 SF Per Dwelling Unit = 400 x 222 = 88,800 SF open space required  
 Open Space Provided: 89,756 SF (23.0% Acre) - 24.4% of total site area  
 • 82,925 SF recreation area  
 • 6,841 SF clubhouse

VICINITY MAP - NTS



TYPICAL CMU & WROUGHT IRON PERIMETER FENCE

Notes:  
 1. Render CMU shall be installed in perimeter configuration.  
 2. Concrete footing shall be 12" wide, 8" high, and 4" deep.  
 Scale: 3/8"=1'-0"



TYPICAL CMU Screen Wall

Notes:  
 1. Render CMU shall be installed in perimeter configuration.  
 2. Concrete footing shall be 12" wide, 8" high, and 4" deep.  
 Scale: 3/8"=1'-0"



SITE VISIBILITY ZONES:

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



LP001

DEVELOPER info:  
 CRAIG & SCOTT  
 North Las Vegas, NV 89031  
 APN: 139-04-201-022

DATE: 04/23/2022  
 PROJECT ARCHITECT: BK  
 EXISTING FOR: DESIGN REVIEW  
 DATE: 04/23/2022

SILVER LANDS INC.  
 LANDSCAPE ARCHITECTURE  
 1100 S. 24th St., Suite 1008  
 Las Vegas, NV 89102  
 702.469.3192  
 SILVERLANDSINC.COM

PROJECT DATA:  
 SU: PLANDS  
 PROJECT ARCHITECT: BK  
 EXISTING FOR: DESIGN REVIEW  
 DATE: 04/23/2022



**Revised**  
09/19/2022 5:34:09 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) <b>222</b>	x 0.139 = 31	x 0.065 = 14	x 0.074 = 16
Resort Condo Units (3)			
<b>Total</b>	<b>31</b>	<b>14</b>	<b>16</b>

(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

MAP LEGEND

- PARCEL BOUNDARY
- SUB BOUNDARY
- ROAD 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 SUBSEQ NUMBER
- PB 2+4-5 PLAT RECORDING NUMBER
- 5 BLOCK NUMBER
- 5 LOT NUMBER
- 001 GOV. LOT NUMBER

T20S R61E

100	101	102
125	126	123
138	139	140
153	152	151


4

1	2	3	4
5	6	7	8
9	10	11	12
13	14	15	16

S 2 NW 4

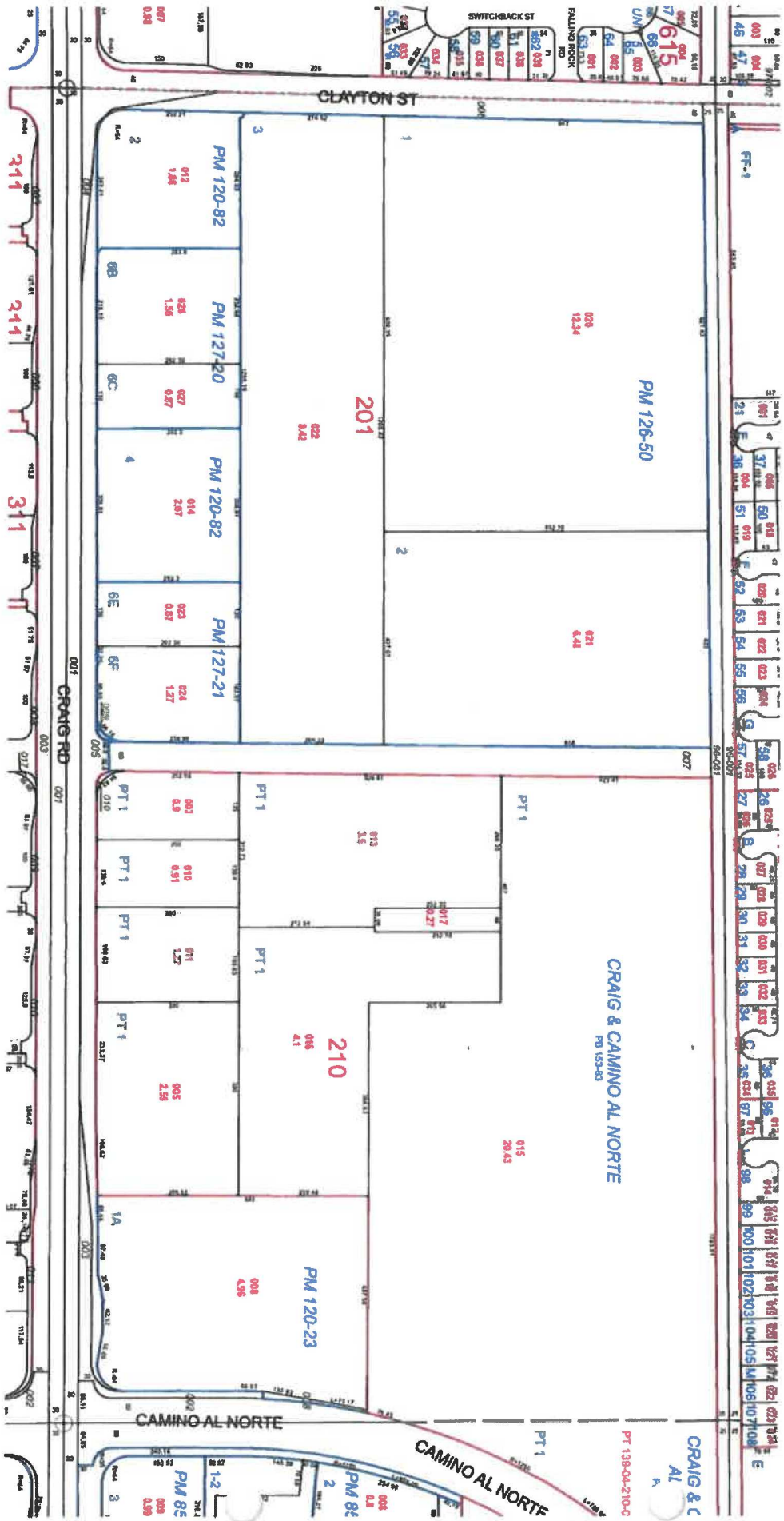
1	2	3	4
5	6	7	8
9	10	11	12
13	14	15	16

139-04-2



Scale: 1" = 200'

Rev: 5/5/2021



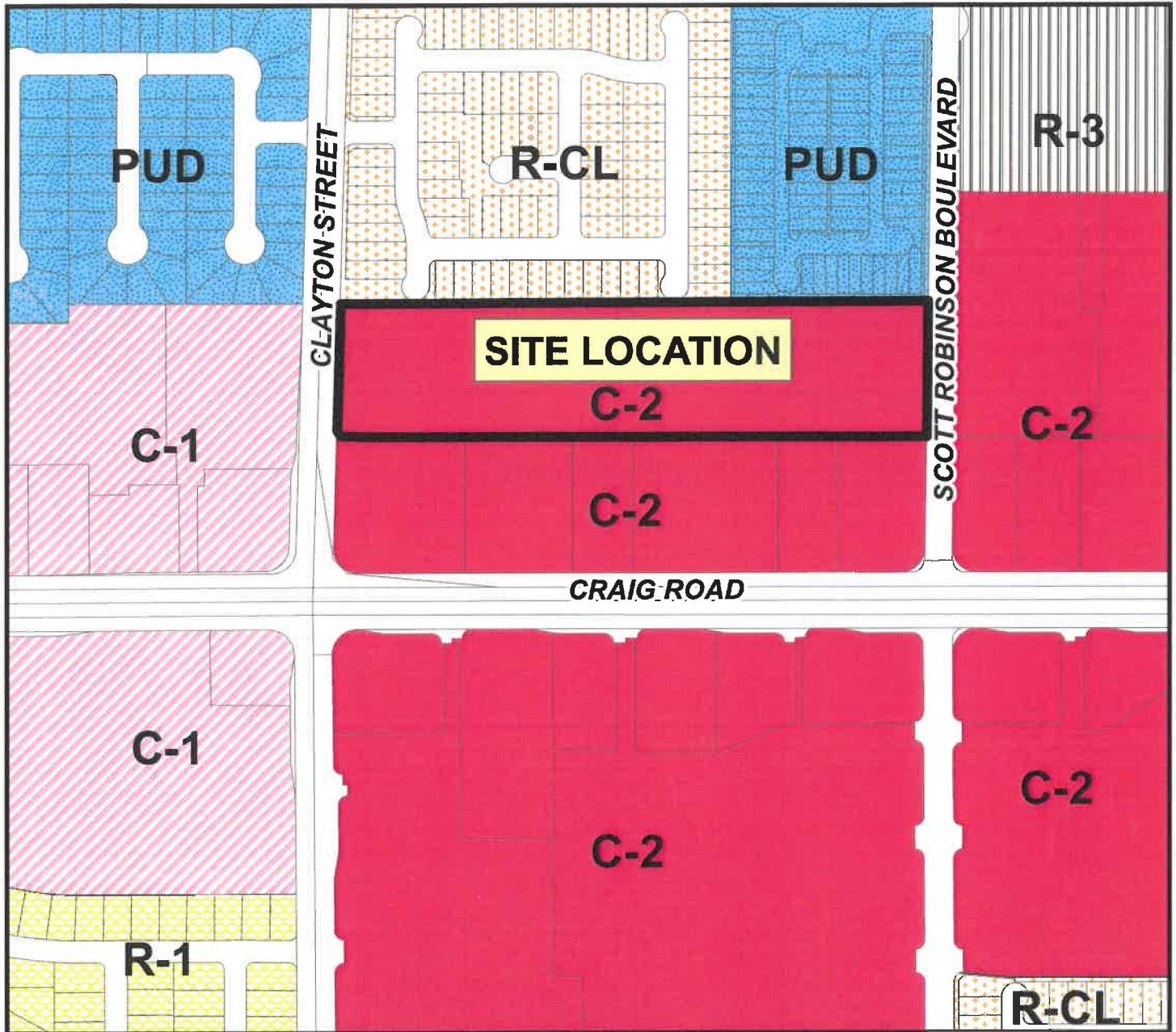
TAX DIST 250

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



# 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

