

**CITY OF NORTH LAS VEGAS**  
**INTEROFFICE MEMORANDUM**

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To: Duane McNelly, Principal Planner, Land Development & Community Services Dept.  
From: Robert Weible, Land Development Project Leader, Department of Public Works  
Subject: FDP 10-2022 **Conway & Washburn**  
Date: August 16, 2022

The Department of Public Works recommends that this item comply with the conditions of approval for ZN 28-2021.



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Robert Weible, Land Development Project Leader  
Department of Public Works

**ORDINANCE NO. 3107**

AN ORDINANCE RELATED TO ZONING; RECLASSIFYING APPROXIMATELY 2.09 ± ACRES FROM A PUD, PLANNED UNIT DEVELOPMENT DISTRICT TO A PUD / PID, PLANNED UNIT DEVELOPMENT / PLANNED INFILL DEVELOPMENT DISTRICT, (ZN-28-2021, CONWAY & WASHBURN) CONSISTING OF A 13-LOT SINGLE-FAMILY SUBDIVISION, FOR PROPERTY LOCATED AT THE SOUTHEAST CORNER OF WASHBURN ROAD AND CONWAY STREET AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

**WHEREAS**, the rezoning is consistent with the Comprehensive Plan; and

**WHEREAS**, the Council determines that the amendment will not adversely affect the health and general welfare; and,

**WHEREAS**, according to Paragraph B of Section 70 of Chapter 12 of Title 17 of the North Las Vegas Municipal Code, the City Council may, by ordinance, reclassify property.

**NOW THEREFORE**, the City Council of the City of North Las Vegas does ordain:

**SECTION 1:** In accordance with the provisions of Ordinance No. 3107, the following described parcel of land shall be reclassified as follows:

THE PUD, PLANNED UNIT DEVELOPMENT TO PUD / PID, PLANNED UNIT DEVELOPMENT DISTRICT / PLANNED INFILL DEVELOPMENT DISTRICT (ZN-28-2021), THE FOLLOWING PROPERTY DESCRIBED TO WIT:

**LEGAL DESCRIPTION**

APN: 124-34-701-007

THE NORTHEAST QUARTER (NW ¼) OF THE NORTHEAST QUARTER (NE ¼) OF THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 34, TOWNSHIP 19 SOUTH, RANGE 61 EAST, M.D. & M., CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THE INTEREST IN AND TO THE NORTH 40 FEET AND THE WEST 30 FEET AS CONVEYED TO CLARK COUNTY, NEVADA FOR ROAD AND UTILITY PURPOSES BY DEED RECORDED SEPTEMBER 22, 1972 IN BOOK 265, AS INSTRUMENT NO. 224968, OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

FURTHER EXCEPTING THEREFROM ANY INTEREST IN THAT CERTAIN SPANDREL AREA IN THE NORTHWEST (NW) CORNER AS GRANTED TO CLARK COUNTY FOR ROADS, UTILITIES AND OTHER PUBLIC PURPOSES, BY DEED RECORDED APRIL 12, 1976 IN BOOK 611, INSTRUMENT NO. 570905, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

**SECTION 2:** The Planned Unit Development / Planned Infill Development District (PUD / PID) herein is subject to the development standards and requirements of the North Las Vegas Municipal Code as well as the following conditions of approval:

Ordinance No. 3107

## **CONDITIONS:**

### ***Planning and Zoning:***

1. Unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. A Final Development Plan for the site is required.
3. A tentative map will be required for the thirteen (13) single-family lots.
4. The following amenities shall be provided within the open space areas: turfed open play areas; shaded picnic areas; and dog stations.

### ***Public Works:***

5. 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.
6. Approval of a drainage study is required prior to submittal of the civil improvement plans.
7. 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.
8. All residential driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 222.
9. Proposed residential driveway slopes shall not exceed twelve percent (12%).
10. 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 will require modifications to the current site.
11. 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. Washburn Road
  - b. Conway St.
12. Appropriate subdivision mapping is required to complete this project. All mapping shall be in compliance with NRS Chapter 278 and the City of North Las Vegas Municipal Code, and associated Master Plans in effect at the time of subdivision and/or parcel map approval.

13. All off-site improvements must be completed prior to final inspection of the first building.
14. All common elements shall be labeled and are to be maintained by the Home Owners Association.
15. A revocable encroachment permit for landscaping within the public right of way is required, if applicable.
16. The property owner is required to grant a 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.

**SECTION 3: NON-INFRINGEMENT OF RIGHTS.** The City Council of the City of North Las Vegas has been informed by the City Attorney as to the constitutionality of this ordinance and based upon such information we are adopting this ordinance in good faith with a reasonable belief that the actions taken by the City of North Las Vegas are not in violation of any rights, privileges, or immunities secured by the laws providing for equal rights of citizens or persons.

**SECTION 4: SEVERABILITY.** If any section, paragraph, clause or provision of this Ordinance shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall in no way affect the validity and enforceability of the remaining provisions of this Ordinance.

**SECTION 5: EFFECTIVE DATE.** This Ordinance shall become effective after its passage by the City Council of the City of North Las Vegas and, after such passage by the City Council, publication once by title in a newspaper qualified pursuant to the provisions of Chapter 238 of NRS, as amended from time to time.

**SECTION 6: PUBLICATION.** The City Clerk shall cause this Ordinance, immediately following its adoption, to be published once by title, together with the names of the Council Members voting for or against passage, in a newspaper qualified pursuant to the provisions of Chapter 238 of NRS, as amended from time to time.

**PASSED AND ADOPTED THIS 16th day of February 2022.**

**AYES: Mayor Lee, Mayor Pro Tempore Cherchio, Council Members**

**Black, Barron and Goynes-Brown**

**NAYS: None**

**ABSTAIN: None**

**ABSENT: None**

**APPROVED:**



**JOHN J. LEE, MAYOR**

**ATTEST:**



**JACKIE RODGERS  
CITY CLERK**

**Ordinance No. 3107**



June 29, 2022

City of North Las Vegas  
Planning and Zoning Department  
2250 Las Vegas Blvd. North  
North Las Vegas, NV 89030

**Re: Washburn & Conway**  
**APN: 124-34-701-007**  
**Letter of Intent**

To whom it may concern:

On behalf of our client, Sharan Properties, Taney Engineering is respectfully submitting a Letter of Intent for the Final Development Plan for a 2.09 gross acre, 13 lot single-family residential subdivision.

**Final Development Plan**

This Final Development Plan is being submitted following the approval of the associated applications:

- ZN-28-2021 approved by the City Council on February 16, 2022
- T-MAP-01-2022 approved by the Planning Commission on March 9, 2022

The project consists of a 2.09 gross-acre, 13 lot residential subdivision with 6.22 lots per acre located to the south of Washburn Road and east of Conway Street. After the approval of ZN-28-2021, the property was reclassified as a PUD/PID (Planned Unit Development/Planned Infill Development) District. All adjacent properties are zoned R-1 (Single-Family Residential) and are developed similarly to the proposed subdivision.

Five lots will have direct access from Conway Street, while the remaining eight will be accessed by way of Washburn Road via a 48 ft. wide residential crown street, with a 5 ft. sidewalk on either side, terminating in a cul-de-sac.

The community will have 5,414 sq. ft. of open space, in excess of the 1,950 sq. ft. required by Title 17. Per the conditions of the March 9, 2022 meeting of the Planning Commission, the following amenities will be provided within the open space: turfing open play area; shaded picnic area; and dog stations.

The proposed floor plans depict two detached single-family residences that are 2,617 sq. ft. and 3,261 sq. ft. The homes are two-story, contemporary in style, and include 4 bedrooms, 2.5 bathrooms, and a 2 car garage.

If you have any questions or require additional information, please call (702) 362-8844.

Sincerely,

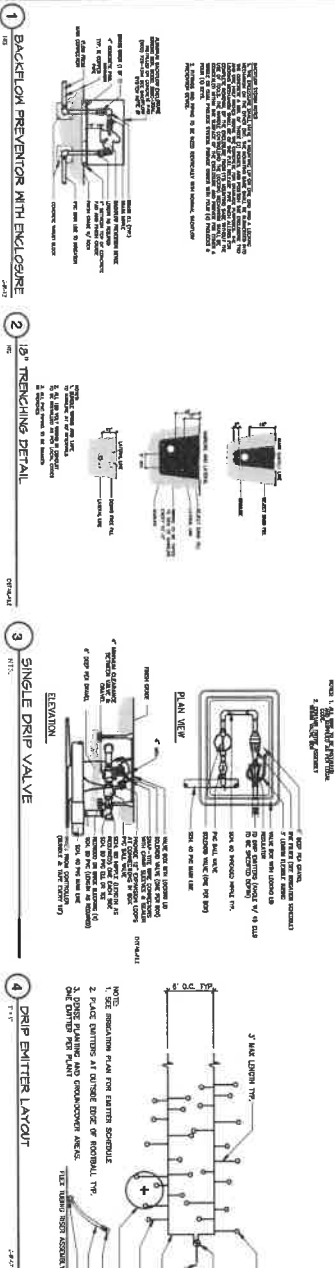
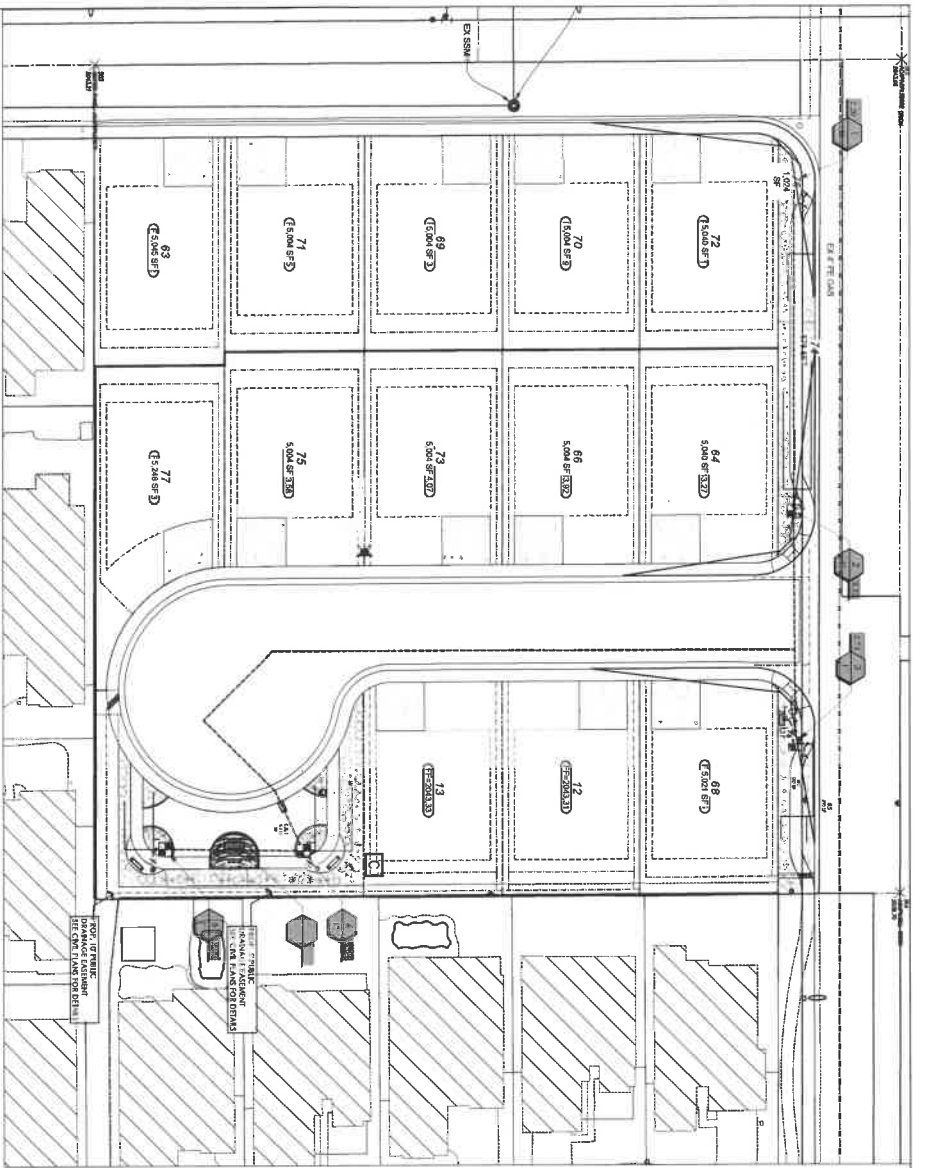
Jeremiah Johnson  
Land Planner











**IRRIGATION NOTES**

1. IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE SUFFICIENT WATER TO MEET THE WATER REQUIREMENTS OF ALL PLANTS AND TREES TO BE PLANTED IN THE LANDSCAPE.
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**IRRIGATION SCHEDULE**

STATION	DESCRIPTION	START	STOP
1	1-1/2\"/>		

**REVISIONS**

NO.	DATE	DESCRIPTION
1	08.01.2022	ISSUED FOR PERMIT
2	08.01.2022	ISSUED FOR PERMIT
3	08.01.2022	ISSUED FOR PERMIT
4	08.01.2022	ISSUED FOR PERMIT
5	08.01.2022	ISSUED FOR PERMIT
6	08.01.2022	ISSUED FOR PERMIT
7	08.01.2022	ISSUED FOR PERMIT
8	08.01.2022	ISSUED FOR PERMIT
9	08.01.2022	ISSUED FOR PERMIT
10	08.01.2022	ISSUED FOR PERMIT

**LANDSCAPE IRRIGATION PLAN**

**CONWAY & WASHBURN**  
CONWAY STREET & WEST WASHBURN ROAD

APN: 124-34-701-007  
NORTH LAS VEGAS, NEVADA 89031

**SCALE:** 1"=20'-0"

**DATE:** 08.01.2022

**JOB NO.:** 21-1003.00

**PROJECT:** [REDACTED]

**CLIENT:** [REDACTED]

**VANGSON CONSULTING LLC**  
LLP  
12400 W. LAS VEGAS BLVD., SUITE 100  
LAS VEGAS, NV 89135

**L3.01**

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 (EITHER WHEN MAP REDUCED FROM TEXT ORIGINAL)

**MAP LEGEND**

- PARCEL BOUNDARY
- SUB BOUNDARY
- PLAT BOUNDARY
- ROAD EASEMENT
- RIGHT OF WAY PCL
- HISTORIC SITE BOUNDARY
- HISTORIC SUBDIVISION
- SECTION LINE
- CONDOMINIUM UNIT
- AIR SPACE PCL
- RIGHT OF WAY PCL
- SUBSURFACE PCL
- 007 ROAD PARCEL NUMBER
- 001 PARCEL NUMBER
- 1.00 ACRES
- 202 PARCEL SUBSEQ NUMBER
- PLAT RECORDING NUMBER
- BLOCK NUMBER
- LOT NUMBER
- GOV. LOT NUMBER

**T19S R6E**

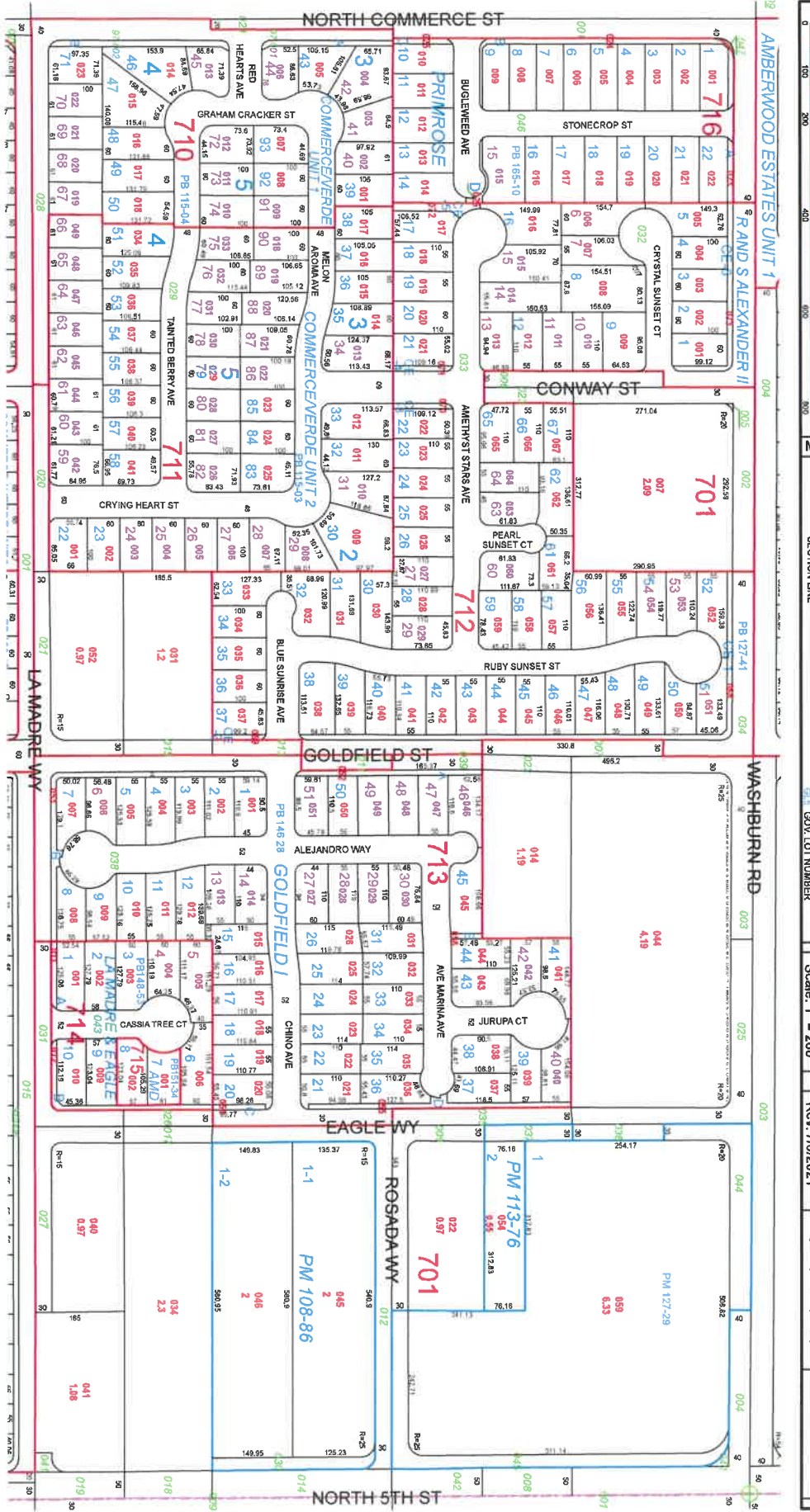
100	101	102
125	124	123
138	139	140
163	162	161

**34**

1	2	3	4
5	6	7	8
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13	14	15	16
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25	26	27	28
29	30	31	32

**N 2 SE 4**

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29	30	31	32



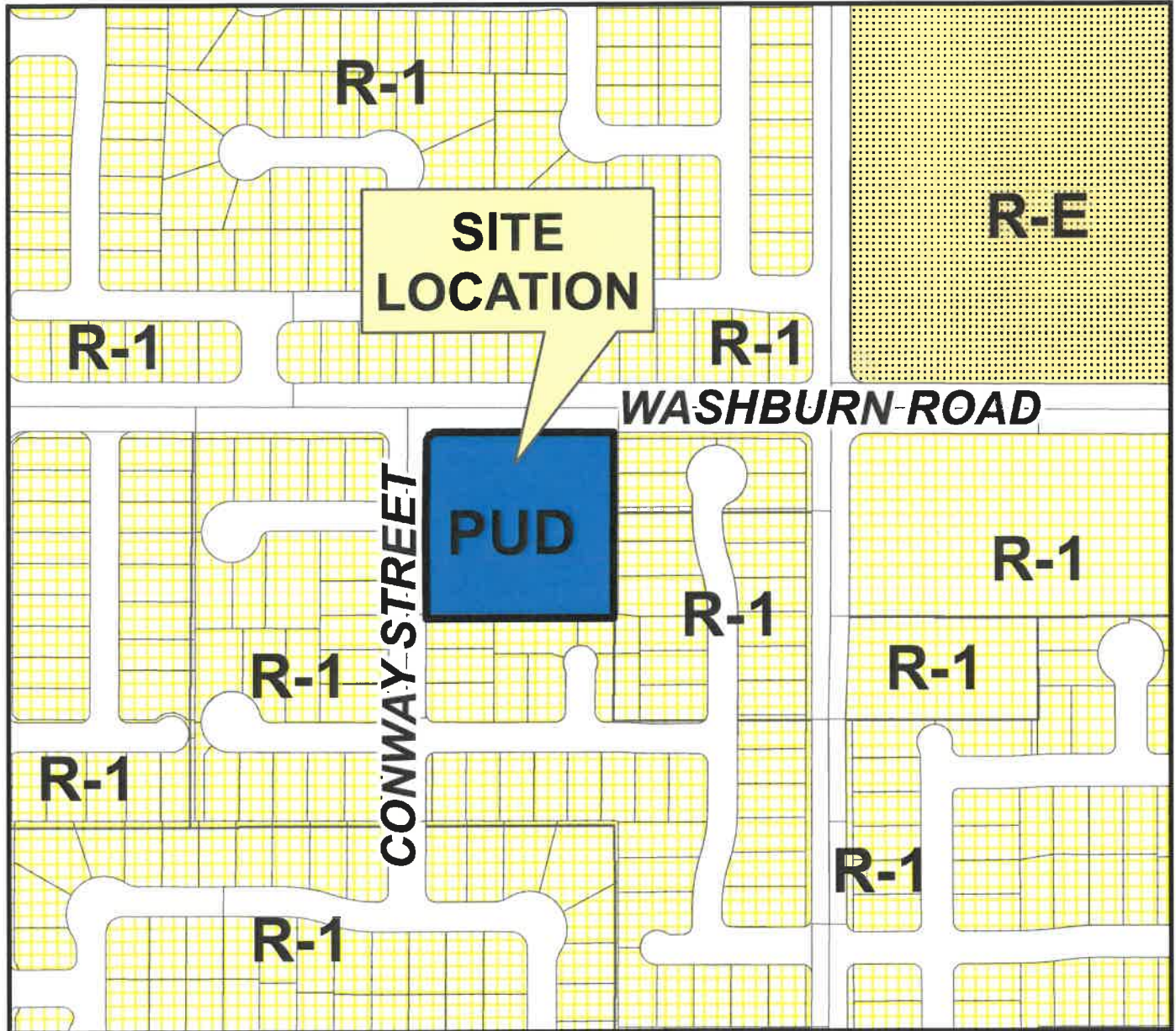
TAX DIST 254





# THE CITY OF NORTH LAS VEGAS

## Location & Zoning Map



Applicant: Sharan Properties  
Application: Final Development Plan  
Request: To develop a 13-lot, single family subdivision  
Project Info: Southeast corner of West Washburn Road and Conway Street  
Case Number: FDP-000010-2022

08/09/2022

