

## CITY OF NORTH LAS VEGAS INTEROFFICE MEMORANDUM

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To: Sharienne Dotson, Planner, Land Development & Community Services  
From: Duane McNelly, Land Development Coordinator, Department of Public Works  
Subject: T-MAP-14-2022      **Carey & Concord**  
Date: July 13, 2022

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. 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. All residential driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 222.
5. Proposed residential driveway slopes shall not exceed twelve percent (12%).
6. Approval of a traffic study or traffic study waiver 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. 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. Carey Ave.
8. All off-site improvements must be completed prior to final inspection of the first building.

9. All common elements shall be labeled and maintenance responsibility shall be identified.
10. 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.
11. Prior to submittal of the project's technical drainage study, the applicant shall provide a dimensioned lot fit analysis including driveway locations for the homes proposed on Lots 8 and 9 to confirm that all applicable standards are attained. Modifications to the site plan may be required.

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**  
**INTEROFFICE MEMORANDUM**

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To: Planning and Zoning  
From: Patrick Noble, Fire Protection Specialist  
Subject: TMAP 14-2022 | CAREY & CONCORD  
Date: July 12, 2022

1. An *Approved* turnaround is required for dead ends longer than 150'.  
Note: providing homes with an approved automatic sprinkler system is an acceptable alternative to providing an approved turnaround.



Digitally signed by Patrick Noble  
DN: C=US, E=nnoblep@cityofnorthlasvegas.com,  
O=Fire Prevention, OU=LDCS, CN=Patrick Noble  
Date: 2022.07.12 10:25:37-0700

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Patrick Noble, Fire Protection Specialist



**TANEY ENGINEERING**

6030 S. JONES BLVD. LAS VEGAS, NV 89118  
PHONE: (702) 362-8844 | FAX: (702) 362-5233  
TANEYCORP.COM

June 27, 2022

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

**Re: Carey & Concord**  
**APN: 139-16-802-003**  
**Letter of Intent**

To whom it may concern:

On behalf of our client, Ambleside Properties, Taney Engineering is respectfully submitting a Letter of Intent for a Tentative Map for a proposed 1.76 gross acre, 9 lot single-family residential subdivision.

### **Tentative Map**

The proposed project is comprised of a 1.76 gross acre, 9 lot residential subdivision with a density of 5.11 lots per acre, located north of Carey Avenue and approximately 100 ft. east of North Street. The lots range in size from 6,000 sq. ft. to 8,307 sq. ft., with an average lot size of 6,350 sq. ft. Ingress and egress to the site will be from Carey Avenue via a 47 ft. wide residential crown street with a 5 ft. sidewalk on either side.

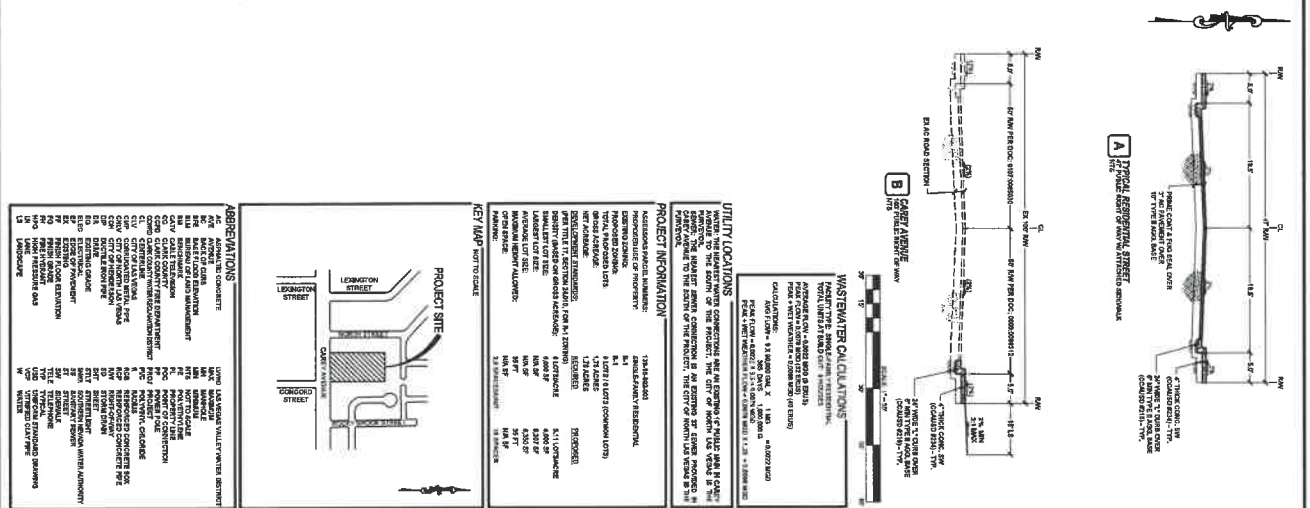
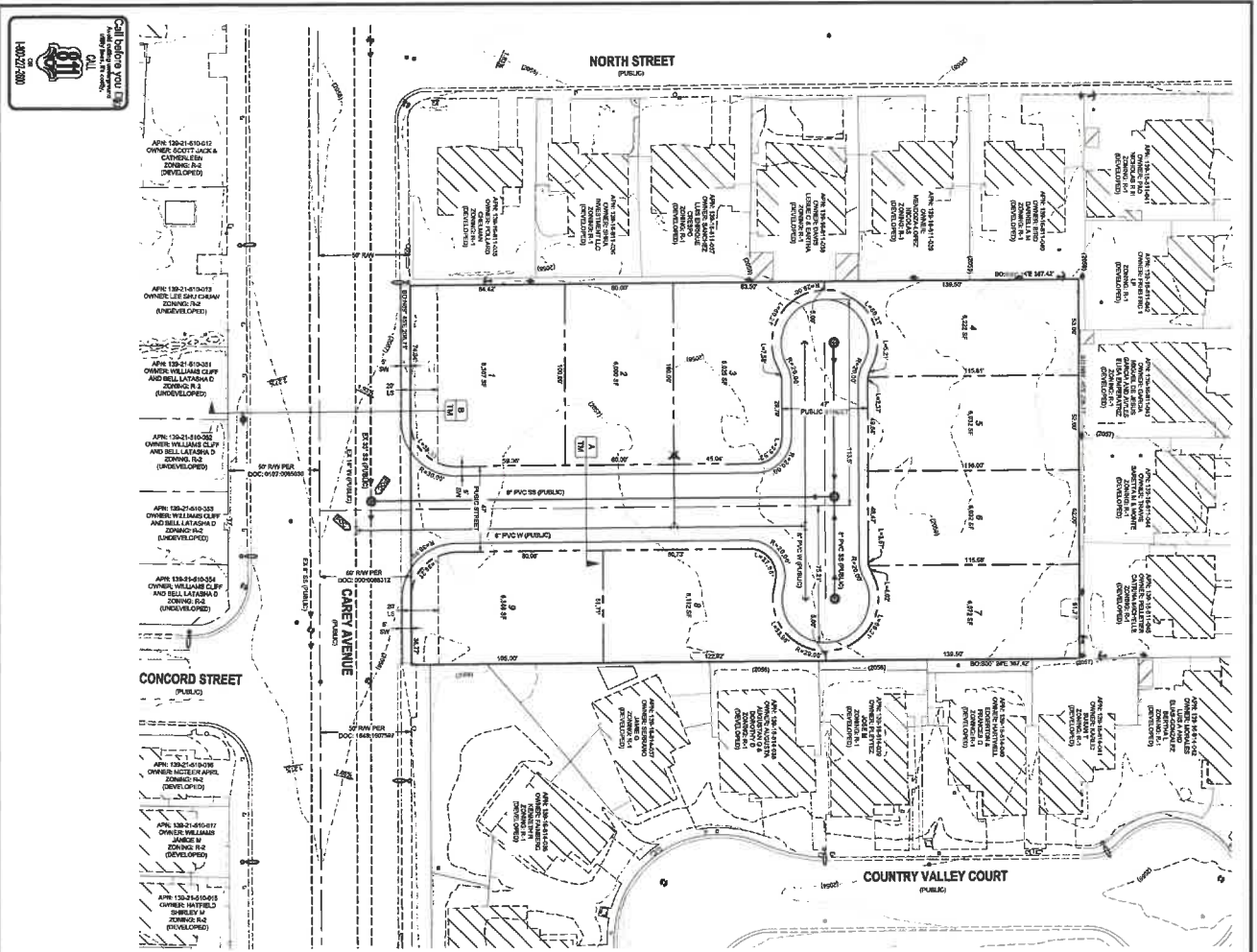
The parcel is currently zoned R-1 (Single-Family Low Density) with a land use of Single-Family Low (up to 6 du/ac). We are not requesting any changes to the existing zoning or land use categories. ✓

Properties to the north, east, and west are zoned R-1 (Single-Family Low Density) and those to the south are zoned R-2 (Single-Family Medium Density). ✓

We are hopeful that this letter clearly describes the project and the intent of the proposed development. If you have any questions or require additional information, please call 702-362-8844.

Sincerely,

Jeremiah Johnson  
Land Planner



**UTILITIES LOCATIONS**  
 CONNECTIONS ARE SHOWN IN GREEN. ALL UTILITIES ARE TO BE DEEPENED TO THE BOTTOM OF THE PROJECT. THE CITY OF JARVIS HAS THE RIGHT TO THE UTILITIES TO BE DEEPENED TO THE BOTTOM OF THE PROJECT. THE CITY OF JARVIS HAS THE RIGHT TO THE UTILITIES TO BE DEEPENED TO THE BOTTOM OF THE PROJECT.

**PROJECT INFORMATION**  
 PROJECT NAME: SHARAN PROPERTIES L1030423-004 - CAREY & CONCORD (D) DUTILEMENT POWER20062\_TL1000  
 PROJECT NUMBER: 1030423-004  
 PROJECT ADDRESS: 1030423-004  
 PROJECT CITY: JARVIS, MO  
 PROJECT COUNTY: CLATSOP COUNTY, OR  
 PROJECT STATE: OREGON  
 PROJECT ZIP: 97131  
 PROJECT DATE: 10/11/2011

**WASTEWATER CALCULATIONS**  
 WASTEWATER FLOW: 1.5 GPM PER 100 SQ FT OF FLOOR AREA  
 WASTEWATER FLOW: 1.5 GPM PER 100 SQ FT OF FLOOR AREA  
 WASTEWATER FLOW: 1.5 GPM PER 100 SQ FT OF FLOOR AREA

**LANDSCAPING REQUIREMENTS**  
 1. THE LANDSCAPING SHALL BE DESIGNED BY THE ARCHITECT OR LANDSCAPE ARCHITECT.  
 2. THE LANDSCAPING SHALL BE DESIGNED TO BE MAINTAINABLE AND TO PROVIDE Aesthetic Appeal.  
 3. THE LANDSCAPING SHALL BE DESIGNED TO BE MAINTAINABLE AND TO PROVIDE Aesthetic Appeal.

**DEVELOPMENT NOTES**  
 1. THE DEVELOPER SHALL OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF JARVIS.  
 2. THE DEVELOPER SHALL OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF JARVIS.  
 3. THE DEVELOPER SHALL OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF JARVIS.

**KEY MAP**  
 A map showing the project location within the city of Jarvis, Oregon, highlighting the project site and surrounding streets.

**PROJECT SITE**  
 A detailed site plan showing the layout of the project, including the location of the building, parking areas, and landscaping.

**ABBREVIATIONS**  
 L: LOT  
 S: SIDEWALK  
 SH: SHOULDER  
 C: CURB  
 R: ROADWAY

**LEGEND**  
 A list of symbols and their corresponding meanings for the site plan, including lot lines, sidewalks, shoulders, and roadways.

**LEGAL DESCRIPTION**  
 A detailed legal description of the project site, including the location of the site within the city of Jarvis, Oregon, and the specific parcels involved.

**OWNER**  
 SHARAN PROPERTIES  
 1030423-004

**DESIGNER**  
 JARVIS ENGINEERING & LAND SURVEYING  
 1030423-004

**CAREY & CONCORD**  
**SINGLE-FAMILY RESIDENTIAL**  
**TENTATIVE MAP**

**SHARAN PROPERTIES**

**JARVIS ENGINEERING & LAND SURVEYING**  
 1030423-004

**REVISIONS**

NO.	DESCRIPTION	DATE
1	1 OF 1	10/11/2011

DATE: 10/11/2011  
 TIME: 10:00 AM  
 DRAWN BY: JARVIS ENGINEERING & LAND SURVEYING  
 CHECKED BY: JARVIS ENGINEERING & LAND SURVEYING  
 APPROVED BY: JARVIS ENGINEERING & LAND SURVEYING



Real Property Management  
 1180 Military Tribute Place  
 Henderson, NV 89074

# School Development Tracking Form

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

Date Filed 07/01/2022 Application Number T-MAP-000014-2022 Entity NLV

Company Name Taney Engineering

Contact Name \_\_\_\_\_

Contact Mailing Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Phone (702) 362-8844 Mobile \_\_\_\_\_ Fax \_\_\_\_\_ Email \_\_\_\_\_

Project Name Carey & Concord

Project Description 9 Single-Family Lots

APN's 139-16-802-003

Student Yield	Elementary School	Middle School	High School
Single-Family Units (1) <b>9</b>	<b>x 0.166 = 1</b>	<b>x 0.093 = 1</b>	<b>x 0.131 = 1</b>
Multi-Family Units (2)	<b>x 0.139 = 0</b>	<b>x 0.065 = 0</b>	<b>x 0.074 = 0</b>
Resort Condo Units (3)			
<b>Total</b>	<b>1</b>	<b>1</b>	<b>1</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
Fitzgerald ES	2651 N. Revere St.	K	468	371	5/3/2022
Antonello ES	1101 W. Tropical Pkwy	1-5	505	529	5/3/2022
West Prep. MS	2050 W. Sapphire Stone Ave	6-8	1524	1355	5/3/2022
Cheyenne HS	3200 W. Alexander Rd	9-12	2452	1894	5/3/2022

\* **CCSD Comments** Antonello ES was over capacity for the 2021-2022 school year. Antonello ES was at 104.75% of program capacity.

Approved  Disapproved

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

**FROM: CLARK COUNTY DEPARTMENT OF AVIATION**

**APPLICATION: T-MAP-000014-2022**

**PROJECT: CAREY & CONCORD, 9 SFU**

**LOCATION: 139-16-802-003**

**MEETING DATE: AUGUST 10, 2022, PLANNING COMMISSION,  
SEPTEMBER 7, 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.

**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.

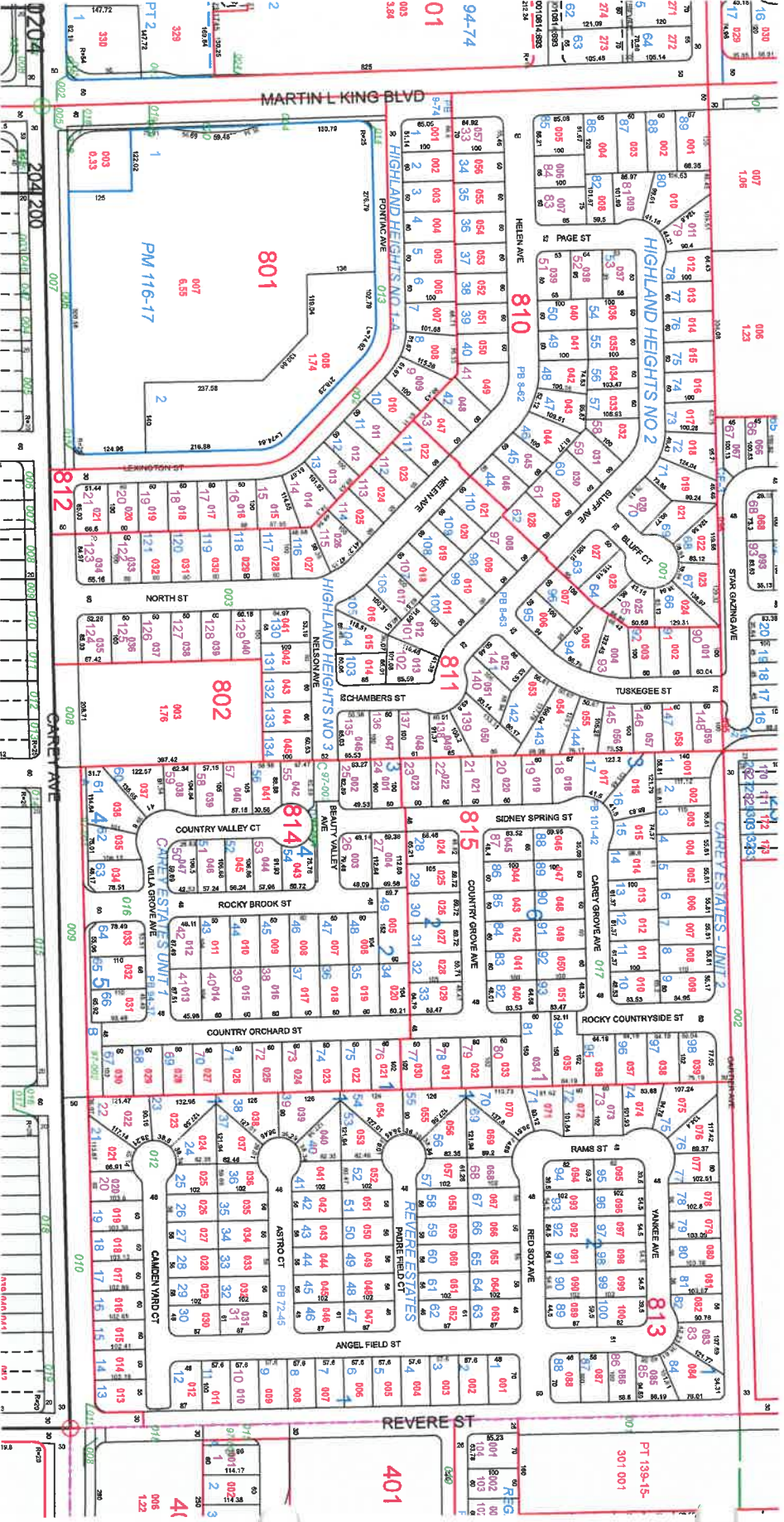
USE THE SCALE/FIT WHEN MAP REDUCED FROM 11X17 ORIGINAL.

**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
- 202 Parcel Subseq Number
- 202 Parcel Subseq Number
- 5 Lot Number
- 5 Gov. Lot Number

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

BOOK	120S R61E	SEC	16	S 2 SE 4	139-16-8
125	124	123	1	1	1
138	139	140	2	2	2
163	162	161	3	3	3
1	2	3	4	4	4
5	6	7	5	5	5
8	9	10	6	6	6
11	12	13	7	7	7
14	15	16	8	8	8
17	18	19	9	9	9
20	21	22	10	10	10
23	24	25	11	11	11
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35	36	37	15	15	15
38	39	40	16	16	16
41	42	43	17	17	17
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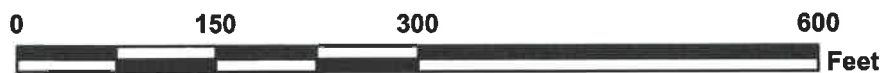
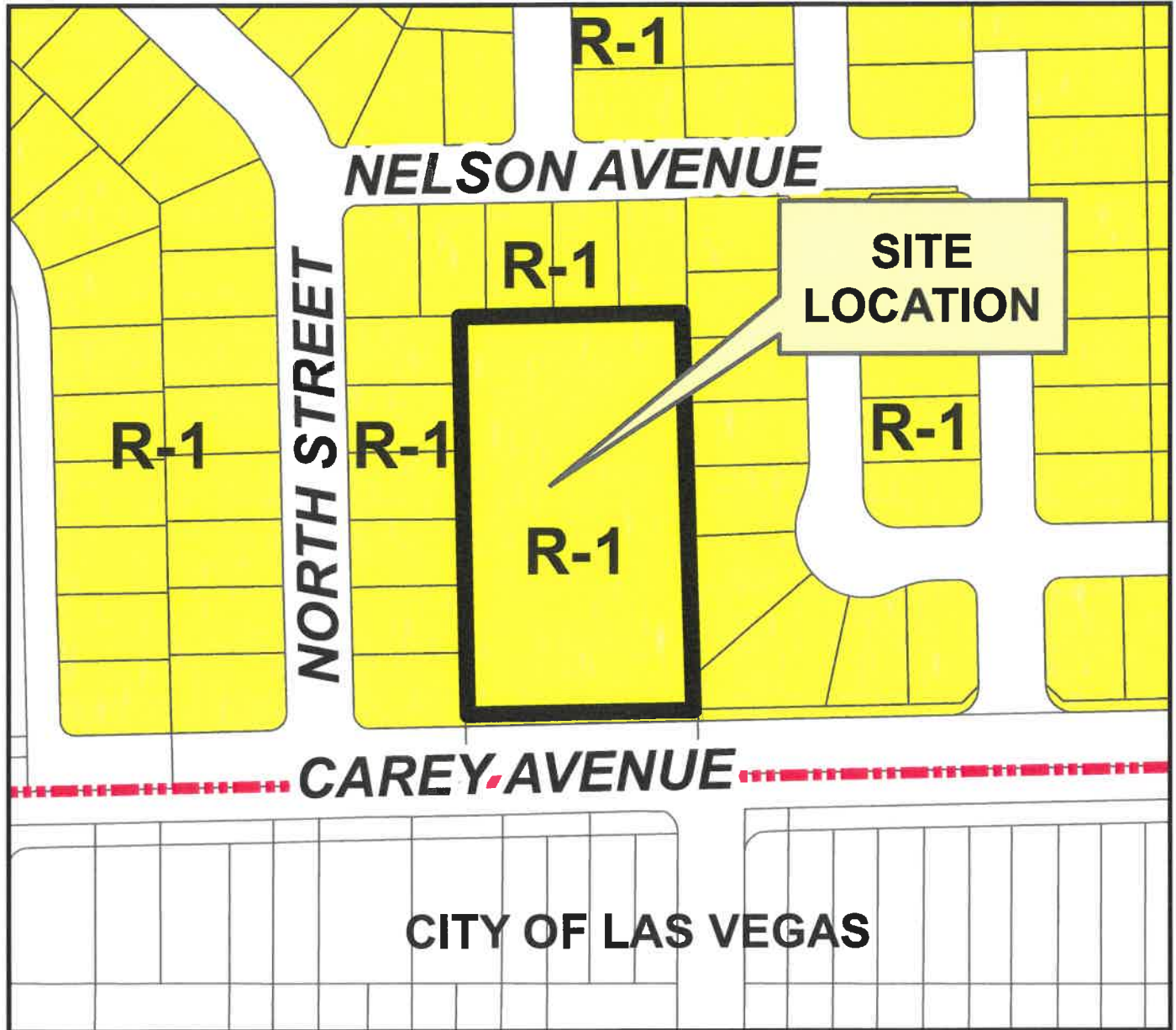
TAX DIST 250





# THE CITY OF NORTH LAS VEGAS

## Location & Zoning Map



Applicant: Ambleside Properties LLC  
Application: Tentative Map  
Request: To Allow a 9-Lot, Single-Family Residential Subdivision.  
Project Info: Generally 100 Feet East of the Northeast Corner of North Street and Carey Avenue  
Case Number: T-MAP-000014-2022

7/14/2022

