

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

FROM: CLARK COUNTY DEPARTMENT OF AVIATION

APPLICATION: ZN-000018-2020

PROJECT: GARLAND GROVE – 87 SFU

LOCATION: 139-04-201-017

**MEETING DATE: DECEMBER 9, 2020, PLANNING COMMISSION AND
CORRESPONDING JANUARY 6, 2021, CITY COUNCIL
MEETINGS**

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.

RAH2009

October 21, 2020

City of North Las Vegas
Current Planning Department Staff
2250 Las Vegas Boulevard North
North Las Vegas, NV 89032

Re: Craig Clayton – Zone Change Letter of Intent
(APN: a portion of 139-04-201-017)

Westwood Professional Services on behalf of our client, Richmond American Homes, respectfully submits this letter of intent for a Zone Change (ZC) application.

The proposed development is a single-family detached residential community located near the northeast corner of the Craig Road and Clayton Street intersection. The parcel is shown as Lot 1 on the recorded Parcel Map 126-50. An updated Assessor's Parcel Number has not been issued yet. The parcel was previously a part of 139-04-201-017. The parcel is ~12.3 acres with eighty seven (87) lots, resulting in a density of ~7.1 du/ac.

The parcel currently falls within the Mixed-Use Commercial and Mixed-Use Neighborhood land uses and the parcel zoning is General Commercial (C-2). The developer proposes to rezone the parcel as Single-Family Compact Lot Residential (R-CL). Additionally, a concurrent application will be submitted to amend the land use plan to Single-Family Medium (SFM). The project aligns with the purpose of the R-CL residential district by being less than the maximum density of 7.99 du/acre, remaining strictly residential and creating minimal disturbance to traffic or overcrowding.

The site plan included with the application shows the general layout of the project and includes the R-CL setbacks, which will be met for each lot. A traffic study will be prepared to support the minimal impact of the project.

Please contact our office at 702-284-5300 if you have any questions or require additional information. Thank you for your consideration of this project.

Sincerely,

WESTWOOD PROFESSIONAL SERVICES



Kevin Bross, PE
Project Manager II

CC:

Angela Pinley, Richmond American Homes
Chelsea Jensen, Westwood



GARLAND GROVE

A SINGLE FAMILY PROJECT LOCATED IN THE
CITY OF NORTH LAS VEGAS
PORTION OF 139-04-201-017



SITE DATA	
PROJECT NO.	136-94-201-489
DATE REVISION	13 MAY 1995
BY	13 MAY 1995
FOR FIELD:	
DIAGNOSTIC NAME:	C-2
HYDROLOGIC ID NAME:	B-2
TOTAL LOT COUNT:	10
TOTAL LOT AREA:	10.8 AC/AC
NO. OF DOMESTIC DWELLING:	20/40 S.F.
SPR. SPEC. SPEC. RECORDED:	20/40 S.F. (per 1 AND 3)
REMARKS FOR LOT 202:	30/40 S.F.
REMARKS FOR LOT 203:	30/40 S.F.
REMARKS FOR LOT 204:	30/40 S.F.
REMARKS FOR LOT 205:	30/40 S.F.
REMARKS FOR LOT 206:	30/40 S.F.
REMARKS FOR LOT 207:	30/40 S.F.

	PARKING ANALYSIS
NO OF UNITS	* BT
ADJUTANT PROGRAM	= 2 SPACES/LOT
BEST PAVING	= 2 SPACES/LOT
REDUCED PAVING	= 160 SPACES*
-RECOMMENDED RECOMMENDATION SATISFIED BY CUBAZZ STREET PARKING AND/OR PARKWAY PARKING	

DEVIATIONS FROM STANDARD

DEVELOPER INFORMATION

INFORMATION ANALYTICAL SYSTEMS, INC.
7730 KILAM WATSON DR #300
LAKES WOODLAND, NY 09139
PH: (708) 617-8464
FX: (708) 617-8659

ENGINEER INFORMATION

WESWOOD PROFESSIONAL SERVICES
3540 S. KENNEL STREET, SUITE 210
LOS ANGELES, CA 90008
PR (702) 254-2500
FX (702) 254-4393
CONTRACT REVIEW P.L.

[illegible]

Westwood

Phone (702) 284-5300 5740 S. Arville Street
Fax (702) 284-5399 Suite 216
Las Vegas, NV 89118
www.westwoodps.com

Westwood Professional Services, Inc.

RICHMOND CITY OF NORTH LAS VEGAS, NV
AMERICAN HOMES
GARLAND GROVE
SITE PLAN

DATE: 10/26/2009
DRAWN: NS
DESIGNER: NS
CHECKER: KMB
PROJECT NO.
RAH2009

PROFESSIONAL ENGINEER
KEYVIN M. BROWN
Exp. 10/26/2009
STATE OF NEVADA
N.E.C.E. 00000000

SP-1
SHEET 1 OF 1

PARCEL MAP

THAT PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 4, TOWNSHIP 20 SOUTH, RANGE 12 EAST, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS: CLARK COUNTY RECORDER, CLARK COUNTY, NEVADA.

LEGEND

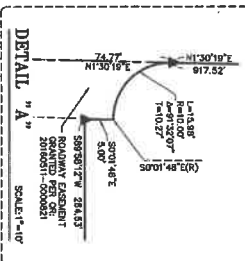
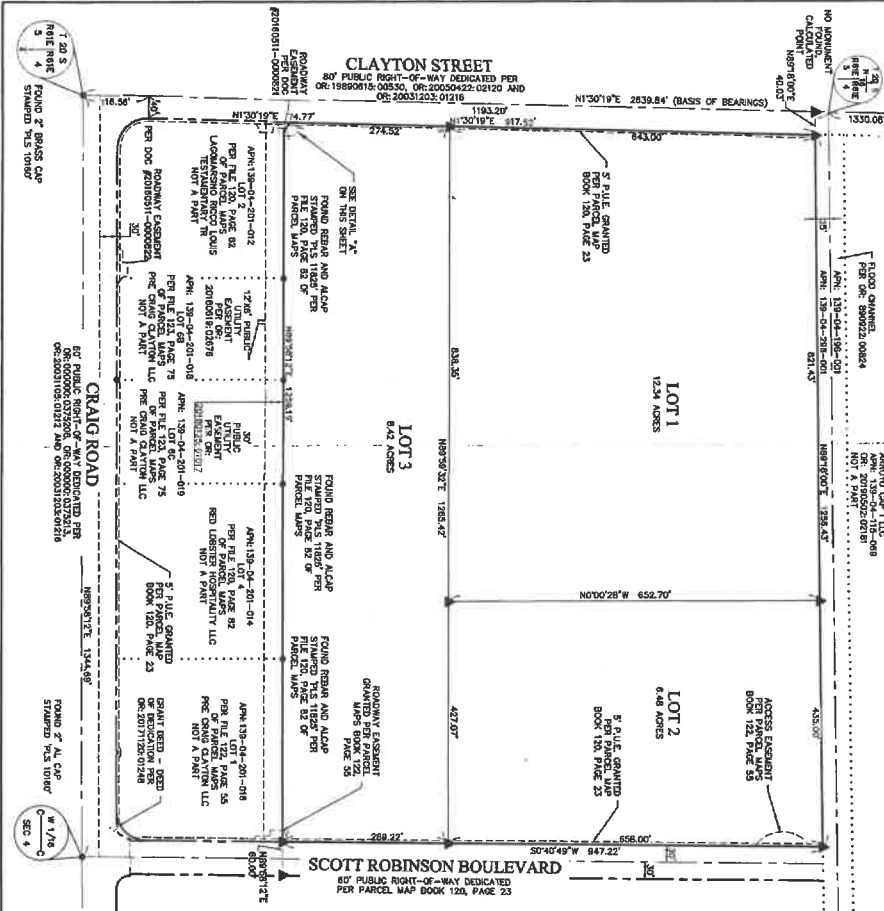
- SUBJECT PROPERTY BOUNDARY LINE
- STREET CENTERLINE
- ADJOINER'S PROPERTY LINE
- EXHIBIT LINE
- STREET RIGHT-OF-WAY LINE
- LOT LINE
- PAVEL, THE LINE
- FOUND MONUMENT AS SHOWN
- PAVEL
- SET TYPE III MONUMENT STAMPED R/S 11625 PER THIS MAP

SITE



VICINITY MAP

NO SCALE



GRAPHIC SCALE

REFERENCE MAPS/DOCS

- 1. PARCEL MAP FILE 120 PAGE 20
- 2. ADJOINER'S MAP FILE 120 PAGE 23

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE WESTERLY BEARING OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 4, TOWNSHIP 20 SOUTH, RANGE 12 EAST, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS: CLARK COUNTY RECORDER, CLARK COUNTY, NEVADA.

SHEET 1 OF 1

SURVEYOR'S CERTIFICATE

- I, CLAY L. DAVIS, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF NEVADA, CERTIFY THAT:
- THIS PLAT REPRESENTS THE RESULT OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AND IN ACCORDANCE WITH THE PROVISIONS OF THE NEVADA SURVEYING ACT, CHAPTER 624, NRS.
- THE LINES SHOWN ON THIS PLAT WERE MEASURED AND CALCULATED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND IN ACCORDANCE WITH THE PROVISIONS OF THE NEVADA SURVEYING ACT, CHAPTER 624, NRS.
- THE LINES SHOWN ON THIS PLAT WERE MEASURED AND CALCULATED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND IN ACCORDANCE WITH THE PROVISIONS OF THE NEVADA SURVEYING ACT, CHAPTER 624, NRS.

CLAY L. DAVIS
PROFESSIONAL LAND SURVEYOR
NEVADA LICENSE NO. 11625
EXPIRATION DATE: DECEMBER 31, 2020



OWNER'S CERTIFICATE

WE, THE CLAY L. DAVIS, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF NEVADA, AND THE CLAY L. DAVIS, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF NEVADA, HEREBY CERTIFY THAT THE LINES SHOWN ON THIS PLAT WERE MEASURED AND CALCULATED BY US OR UNDER OUR CLOSE PERSONAL SUPERVISION AND IN ACCORDANCE WITH THE PROVISIONS OF THE NEVADA SURVEYING ACT, CHAPTER 624, NRS.

ACKNOWLEDGEMENT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON October 1, 2020, BY DANIEL S. DAVIS, AS AUTHORIZED AGENT OF THE CLAY L. DAVIS, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF NEVADA.

APPROVAL CERTIFICATE

THIS IS TO CERTIFY THAT THE DEPARTMENT OF PUBLIC WORKS FOR NORTH LAS VEGAS, NEVADA, HAS REVIEWED AND APPROVED THE LINES SHOWN ON THIS PLAT FOR CONFORMANCE WITH THE PROVISIONS OF THE NEVADA SURVEYING ACT, CHAPTER 624, NRS.

CITY SURVEYOR'S CERTIFICATE

I, CLAY L. DAVIS, CITY SURVEYOR FOR THE CITY OF NORTH LAS VEGAS, CLARK COUNTY, NEVADA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND THAT IT COMES WITHIN THE PROVISIONS OF THE NEVADA SURVEYING ACT, CHAPTER 624, NRS.

RECORDING'S NOTE

ANY SUBSEQUENT CHANGES TO THIS MAP SHOULD BE EXAMINED AND MAY BE DETERMINED BY REFERENCE TO THE COUNTY RECORDER'S CADASTRAL MAP BOOK, R/S 274545

PARCEL MAP	NO. 1514
DATE OF SURVEY	DATE OF SURVEY
DATE OF RECORDING	DATE OF RECORDING
CLARK COUNTY, NEVADA RECORDER	CLARK COUNTY, NEVADA RECORDER
RECORDING FEE \$150.00	RECORDING FEE \$150.00

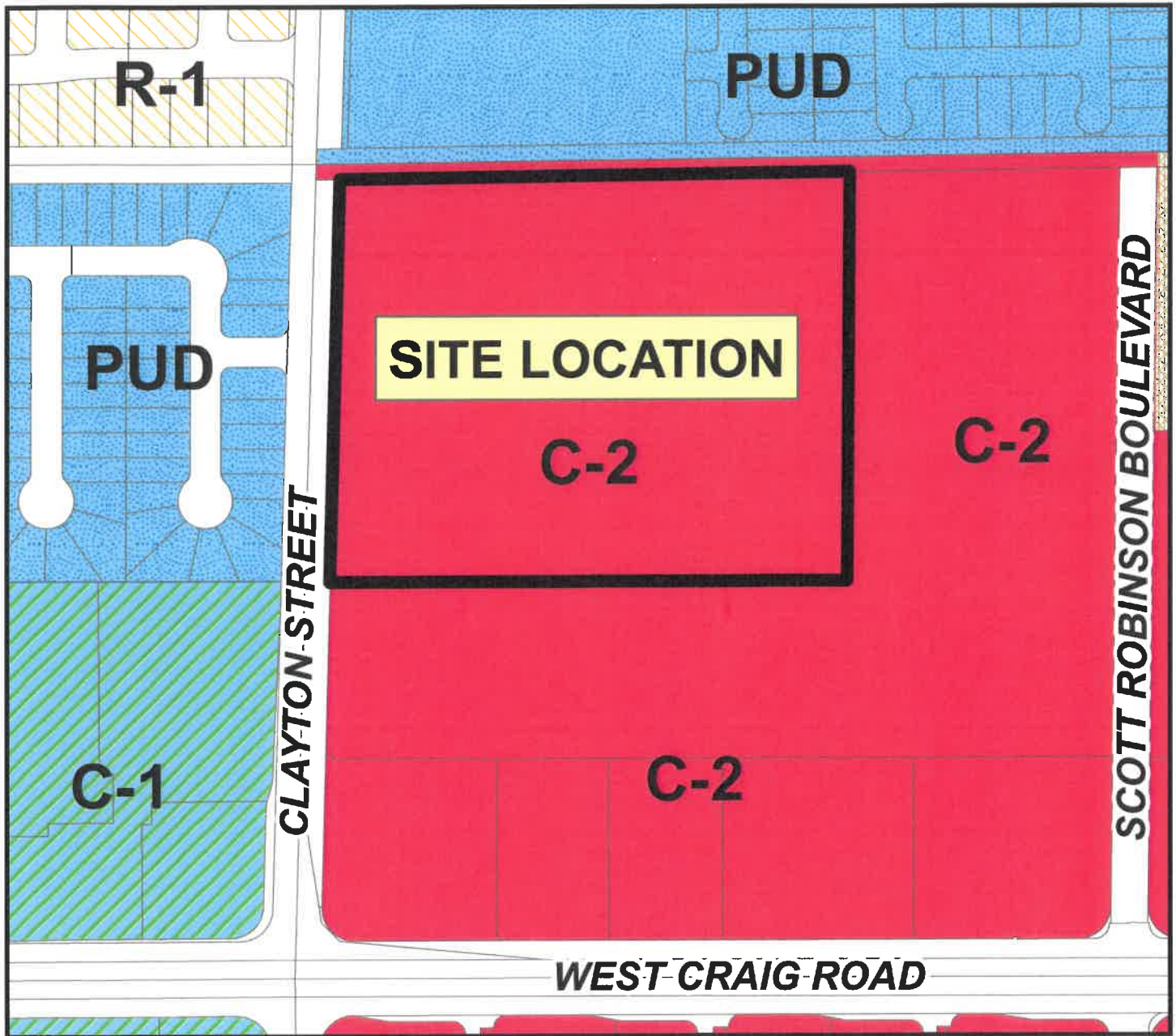
NEIGHBORHOOD MEETING SUMMARY

Jennifer Lazovich from Kaempfer Crowell held a virtual ZOOM neighborhood meeting on Wednesday, October 21, 2020 at 5:30pm to discuss the proposed zone change near Craig Road and Clayton Street. No neighbors attended. A representative from Richmond American Homes attended the neighborhood meeting.



THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: Richmond American Homes of Nevada, LLC
Application Type: Property Reclassification
Request: From C-2 (General Commercial District) to R-CL (Single-Family Compact Lot Residential District)
Project Info: East of Clayton Street, approximately 580 feet north of Craig Road
Case Number: ZN-18-2020

11/4/2020

