

## CITY OF NORTH LAS VEGAS

### INTEROFFICE MEMORANDUM

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To: Amy Michaels, Principal Planner, Land Development & Community Services  
From: Robert Weible, Land Development Project Leader, Department of Public Works  
Subject: T-12-2020 **Garland Grove**  
Date: November 10, 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. 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. Clayton Street (sidewalk)

11. 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>.

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Robert Weible, Land Development Project Leader  
Department of Public Works

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

**FROM: CLARK COUNTY DEPARTMENT OF AVIATION**

**APPLICATION: T-MAP-000012-2020**

**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

# REVISED

11/4/2020

T-MAP-000012-2020

**Re: Craig Clayton – Tentative Map Letter of Intent**

APN: a portion of 139-04-201-017; Lot 1 on recorded Parcel Map 126-50

Westwood Professional Services on behalf of our client, Richmond American Homes, respectfully submits this letter of intent for a Tentative Map (TM) 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.

Applications will be submitted concurrently for a Comprehensive Plan Amendment (CPA) and Zone Change (ZC) to update the land use and zoning to conforming uses that support the proposed project.

The existing Clayton Street right-of-way along the west border of the site will remain at 40ft. The back of curb will be at 35ft from centerline. There will be 15ft of landscaping including a 5ft detached sidewalk behind the back of curb. A 12' access easement will be left along the north boundary to serve as a future access to the existing CCRFCD channel. The southern and eastern project boundaries will be bordered by future residential and commercial projects.

The entry to the project will have detached sidewalk with landscaping on both sides. The internal streets are public and will be 49ft wide with attached 5ft sidewalks on both sides. The project will not be gated and will have one (1) access point on Clayton Street. The typical lot size is 40'x90' and will include a mix of 25ft wide and 30ft wide homes. The homes will be two stories and range in size from ~1,400sqft to under 1,950sqft. The homes will include two car garages and full length driveways.

The interior open space provided exceeds 350/SF per lot. A single large centrally located common element is proposed containing 75% of the required interior open space. This central common element will include neighborhood park amenities. The remaining interior open space will be distributed throughout the project. Additional landscaping is provided inside the community and

along the perimeter but is not counted towards the total interior open space being provided. Guest parking will be available on the public interior streets.

This project helps meet the demand for pedestrian friendly residential neighborhoods that target first time home buyers. These homes will bring additional population to area that will utilize the surrounding commercial centers while reducing the vacant lots.

The entitlements will be complete near the end of January 2021 and the technical studies/design plans/final map will be finished in the 3<sup>rd</sup> quarter of 2021. Grading will start in the 2<sup>nd</sup> quarter of 2021 and offsite construction should be complete towards the end of 2022.

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

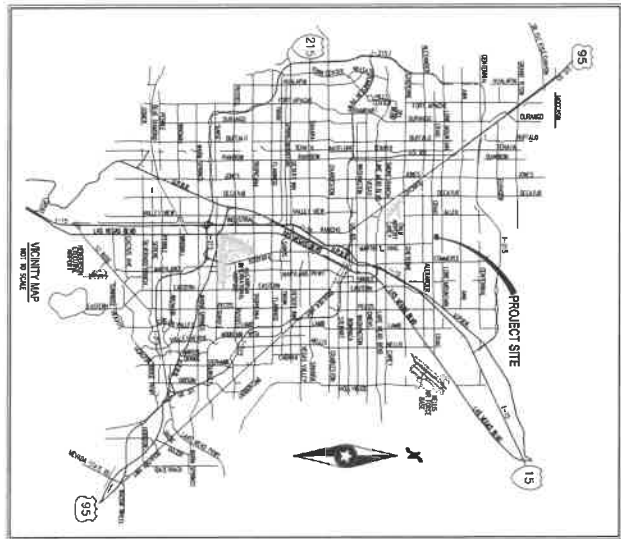


Kevin Bross, PE  
Project Manager

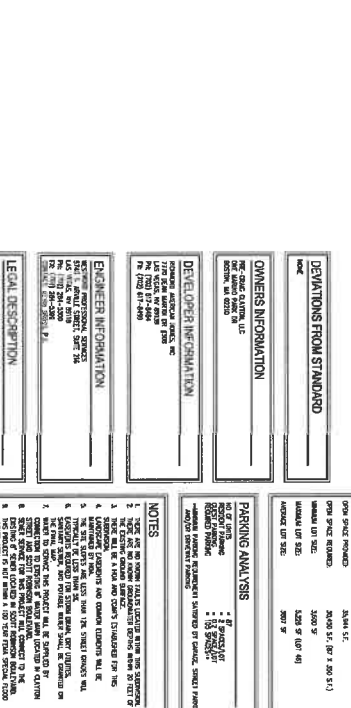
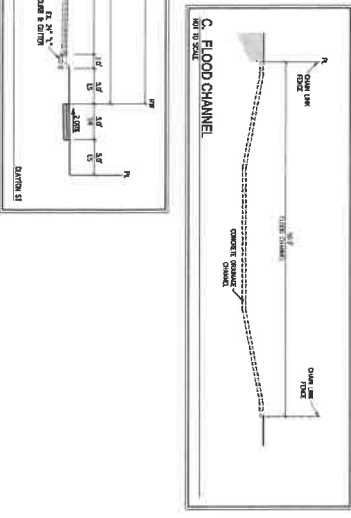
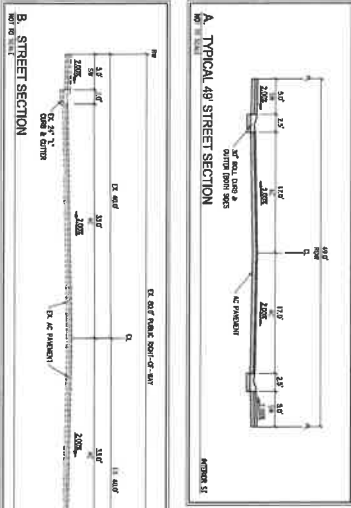
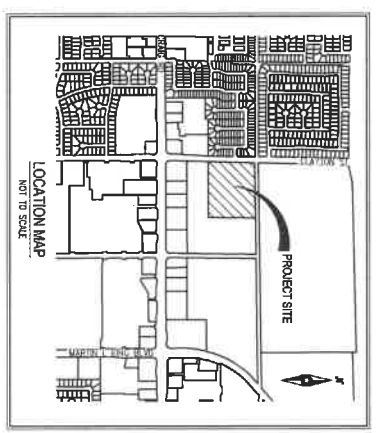
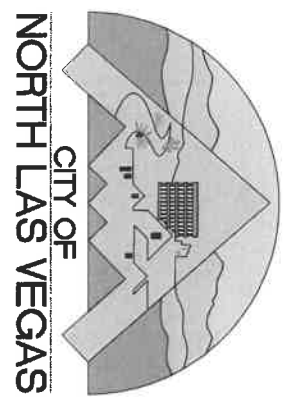
CC:

Angela Pinley, Richmond American Homes  
Chelsea Jensen, Westwood

**REVISED**  
**11/4/2020**  
**T-MAP-000012-2020**



**RICHMOND**  
**AMERICAN HOMES**  
 TENTATIVE MAP  
 FOR  
**GARLAND GROVE**  
 A SINGLE FAMILY PROJECT LOCATED IN THE  
 CITY OF NORTH LAS VEGAS  
 PORTION OF 139-04-201-017



<b>DISCLAIMER NOTE</b> THIS TENTATIVE MAP IS PREPARED BY RICHMOND AMERICAN HOMES FOR THE CITY OF NORTH LAS VEGAS. IT IS NOT A FINAL MAP AND SHOULD NOT BE USED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT WAS PREPARED. THE CITY OF NORTH LAS VEGAS IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS TENTATIVE MAP.	
<b>UTILITY SERVICES BY</b> WATER: CITY OF NORTH LAS VEGAS SEWER: GARLAND GROVE GAS: SOUTHERN COMPANY CABLE: COMCAST	
<b>ESTIMATED AVERAGE DAILY SEWER CONTRIBUTIONS</b> GARLAND GROVE: 1.00 GPD/SF TOTAL: 1.00 GPD/SF	
<b>SITE DATA</b> PARCELS: 139-04-201-017 GROSS AREA: 13.04 ACRES NET AREA: 12.04 ACRES CURRENT ZONING: C-1 APPROVED ZONING: B-2 TOTAL LOT COUNT: 67 TOTAL SLOPE: 1.75% NO. OF CHURCH LOTS: 1 CHURCH LOT: 139-04-201-017 OPEN SPACE REQUIRED: 2000 SF (PER 1.00 GPD/SF) MAXIMUM LOT SIZE: 1.00 ACRES MINIMUM LOT SIZE: 1.00 ACRES	
<b>DEVIATIONS FROM STANDARD</b> NONE	
<b>OWNER INFORMATION</b> THE CITY OF NORTH LAS VEGAS 200 N. LAS VEGAS BLVD. LAS VEGAS, NV 89101	
<b>DEVELOPER INFORMATION</b> RICHMOND AMERICAN HOMES 139-04-201-017 LAS VEGAS, NV 89101	
<b>ENGINEER INFORMATION</b> RICHMOND AMERICAN HOMES 139-04-201-017 LAS VEGAS, NV 89101	
<b>LEGAL DESCRIPTION</b> PARCELS 139-04-201-017, 139-04-201-018, 139-04-201-019, 139-04-201-020, 139-04-201-021, 139-04-201-022, 139-04-201-023, 139-04-201-024, 139-04-201-025, 139-04-201-026, 139-04-201-027, 139-04-201-028, 139-04-201-029, 139-04-201-030, 139-04-201-031, 139-04-201-032, 139-04-201-033, 139-04-201-034, 139-04-201-035, 139-04-201-036, 139-04-201-037, 139-04-201-038, 139-04-201-039, 139-04-201-040, 139-04-201-041, 139-04-201-042, 139-04-201-043, 139-04-201-044, 139-04-201-045, 139-04-201-046, 139-04-201-047, 139-04-201-048, 139-04-201-049, 139-04-201-050, 139-04-201-051, 139-04-201-052, 139-04-201-053, 139-04-201-054, 139-04-201-055, 139-04-201-056, 139-04-201-057, 139-04-201-058, 139-04-201-059, 139-04-201-060, 139-04-201-061, 139-04-201-062, 139-04-201-063, 139-04-201-064, 139-04-201-065, 139-04-201-066, 139-04-201-067, 139-04-201-068, 139-04-201-069, 139-04-201-070, 139-04-201-071, 139-04-201-072, 139-04-201-073, 139-04-201-074, 139-04-201-075, 139-04-201-076, 139-04-201-077, 139-04-201-078, 139-04-201-079, 139-04-201-080, 139-04-201-081, 139-04-201-082, 139-04-201-083, 139-04-201-084, 139-04-201-085, 139-04-201-086, 139-04-201-087, 139-04-201-088, 139-04-201-089, 139-04-201-090, 139-04-201-091, 139-04-201-092, 139-04-201-093, 139-04-201-094, 139-04-201-095, 139-04-201-096, 139-04-201-097, 139-04-201-098, 139-04-201-099, 139-04-201-100.	
<b>NOTES</b> 1. THIS TENTATIVE MAP IS PREPARED BY RICHMOND AMERICAN HOMES FOR THE CITY OF NORTH LAS VEGAS. IT IS NOT A FINAL MAP AND SHOULD NOT BE USED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT WAS PREPARED. THE CITY OF NORTH LAS VEGAS IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS TENTATIVE MAP. 2. THE CITY OF NORTH LAS VEGAS IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS TENTATIVE MAP. 3. THE CITY OF NORTH LAS VEGAS IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS TENTATIVE MAP. 4. THE CITY OF NORTH LAS VEGAS IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS TENTATIVE MAP. 5. THE CITY OF NORTH LAS VEGAS IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS TENTATIVE MAP. 6. THE CITY OF NORTH LAS VEGAS IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS TENTATIVE MAP. 7. THE CITY OF NORTH LAS VEGAS IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS TENTATIVE MAP. 8. THE CITY OF NORTH LAS VEGAS IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS TENTATIVE MAP. 9. THE CITY OF NORTH LAS VEGAS IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS TENTATIVE MAP. 10. THE CITY OF NORTH LAS VEGAS IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS TENTATIVE MAP.	
<b>PARTICIPATING ANALYSIS</b> RICHMOND AMERICAN HOMES 139-04-201-017 LAS VEGAS, NV 89101	



# PARCEL MAP

THAT PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 12 EAST, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:  
 LOT 2 AS SHOWN BY MAP THEREOF IN FILE 122 OF PARCEL MAP PAGE 55 IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

## LEGEND

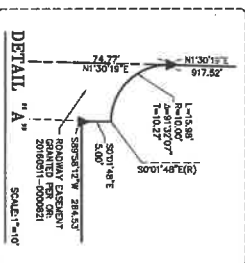
- SUBJECT PROPERTY BOUNDARY LINE
- STREET CENTERLINE
- ADJACENT PROPERTY LINE
- EXISTING LOT LINE
- STREET RIGHT-OF-WAY LINE
- LOT LINE
- PARCEL, THE LINE
- FOUND MONUMENT AS SHOWN
- FIELD UTILITY EXHIBIT
- SET TYPE II MONUMENT STAMPED WAS 11825 PER THIS MAP

## SITE



VICINITY MAP

NO SCALE

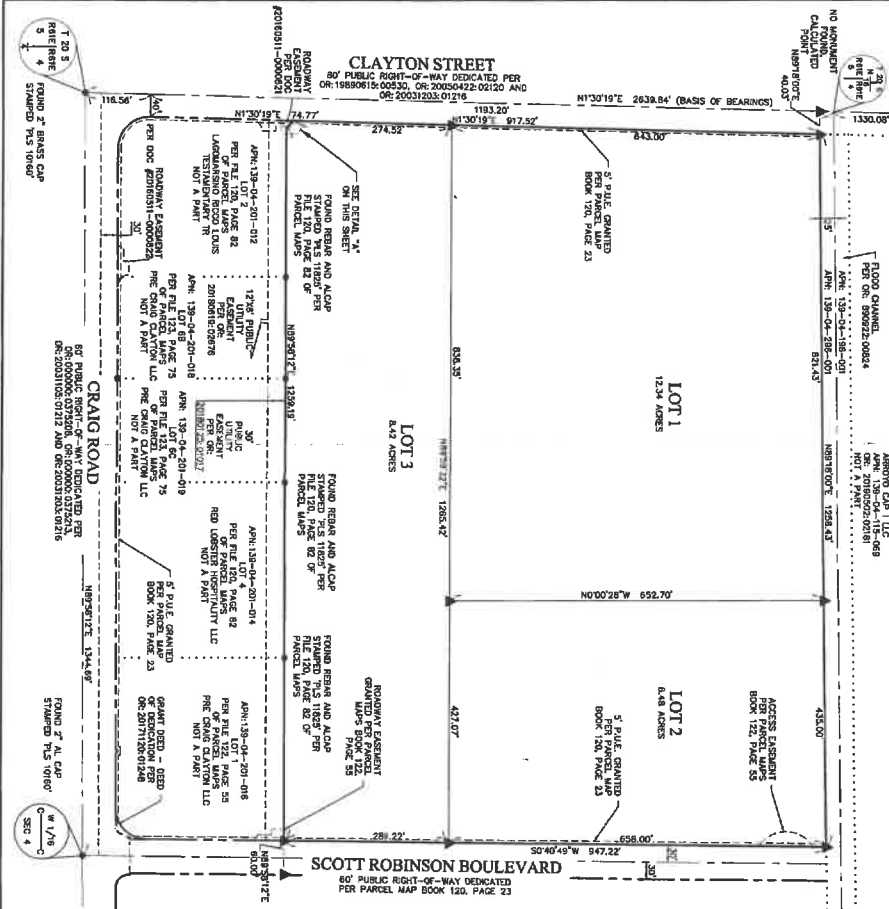


DETAIL "A"

SCALE 1"=40'

## CLAYTON STREET

80' PUBLIC RIGHT-OF-WAY DEDICATED PER  
 PER 122 OF PARCEL MAP PAGE 55 AND  
 PER 20031203.01216



## LOT 1

1234 ACRES

## LOT 2

648 ACRES

## SCOTT ROBINSON BOULEVARD

80' PUBLIC RIGHT-OF-WAY DEDICATED  
 PER PARCEL MAP BOOK 120, PAGE 23

## GRAPHIC SCALE

1" = 100' ft.

## REFERENCE MAPS/DOCS

- ① PARCEL MAP FILE 120 PAGE 20
- ② ADJACENT PARCEL MAP FILE 120 PAGE 23

## BASIS OF BEARINGS

THE BEARINGS OF THE BOUNDARY LINES OF THE SUBJECT PROPERTY ARE BASED UPON THE BEARINGS OF THE BOUNDARY LINES OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 12 EAST, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:  
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 THE BEARINGS OF THE BOUNDARY LINES OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 12 EAST, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:  
 THE BEARINGS OF THE BOUNDARY LINES OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 12 EAST, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

## SURVEYOR'S CERTIFICATE

- I, DANIEL SULLIVAN, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF NEVADA, CERTIFY THAT:
- THIS PARCEL MAP REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AND IN ACCORDANCE WITH THE REQUIREMENTS OF THE NEVADA LAND SURVEYING ACT, CHAPTER 204, NRS, AS AMENDED.
- THE LINES SHOWN ON THIS MAP WERE MEASURED AND LOCATED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND IN ACCORDANCE WITH THE REQUIREMENTS OF THE NEVADA LAND SURVEYING ACT, CHAPTER 204, NRS, AS AMENDED.
- THE MONUMENTS SHOWN ON THIS MAP WERE PLACED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND IN ACCORDANCE WITH THE REQUIREMENTS OF THE NEVADA LAND SURVEYING ACT, CHAPTER 204, NRS, AS AMENDED.
- THE INFORMATION SHOWN ON THIS MAP IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



## OWNER'S CERTIFICATE

WE, THE CLARK COUNTY, A NEVADA LIMITED LIABILITY COMPANY, BEING THE OWNERS OF THE SUBJECT PROPERTY, HEREBY CERTIFY THAT THE INFORMATION SHOWN ON THIS PARCEL MAP IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF, AND THAT WE HAVE NO OBJECTION TO THE PREPARATION AND RECORDING OF THIS PARCEL MAP, AND HAVE CAUSED THE LAND TO BE SURVEYED AND LOCATED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NEVADA LAND SURVEYING ACT, CHAPTER 204, NRS, AS AMENDED.

BY: Daniel Sullivan DATE: 10/10/2020  
 Daniel Sullivan, President, Clark County, LLC

## ACKNOWLEDGMENT

STATE OF NEVADA }  
 COUNTY OF CLARK }  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON October 10, 2020 BY Daniel Sullivan AS Authorized Agent OF Clark County, LLC, a Nevada Limited Liability Company

## APPROVAL CERTIFICATE

THE CLARK COUNTY, A NEVADA LIMITED LIABILITY COMPANY, BEING THE OWNERS OF THE SUBJECT PROPERTY, HEREBY CERTIFY THAT THE INFORMATION SHOWN ON THIS PARCEL MAP IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF, AND THAT WE HAVE NO OBJECTION TO THE PREPARATION AND RECORDING OF THIS PARCEL MAP, AND HAVE CAUSED THE LAND TO BE SURVEYED AND LOCATED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NEVADA LAND SURVEYING ACT, CHAPTER 204, NRS, AS AMENDED.

## CITY SURVEYOR'S CERTIFICATE

I, Clayton A. Haddock, City Surveyor for the City of North Las Vegas, Clark County, Nevada, do hereby certify that I do examine this parcel map and that it conforms to the requirements of the Nevada Land Surveying Act, Chapter 204, NRS, as amended, and that all monuments shown hereon are of the character shown.

## RECORDER'S NOTE

THIS PARCEL MAP CHANGES TO THE MAP SHOULD BE EXAMINED AND MAY BE RETURNED TO THE COUNTY RECORDER'S OFFICE FOR REVISION. THE COUNTY RECORDER'S OFFICE IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION SHOWN ON THIS MAP.



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 WHEN MAP REDUCED FROM TITLY ORIGINAL.

#### MAP LEGEND

- PARCEL BOUNDARY
- SUB BOUNDARY
- ROAD BOUNDARY
- ROAD EASEMENT
- MATCH / LEADER LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- HISTORIC PMLD BOUNDARY
- SECTION LINE
- CONDOMINIUM UNIT
- AIR SPACE POL
- RIGHT OF WAY POL
- SUB-SURFACE POL
- 202 PARCEL SUBSEQ NUMBER
- PB 24-45 PLAY RECORDING NUMBER
- 5 LOT NUMBER
- GLS GOV. LOT NUMBER

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

T20S R61E

4

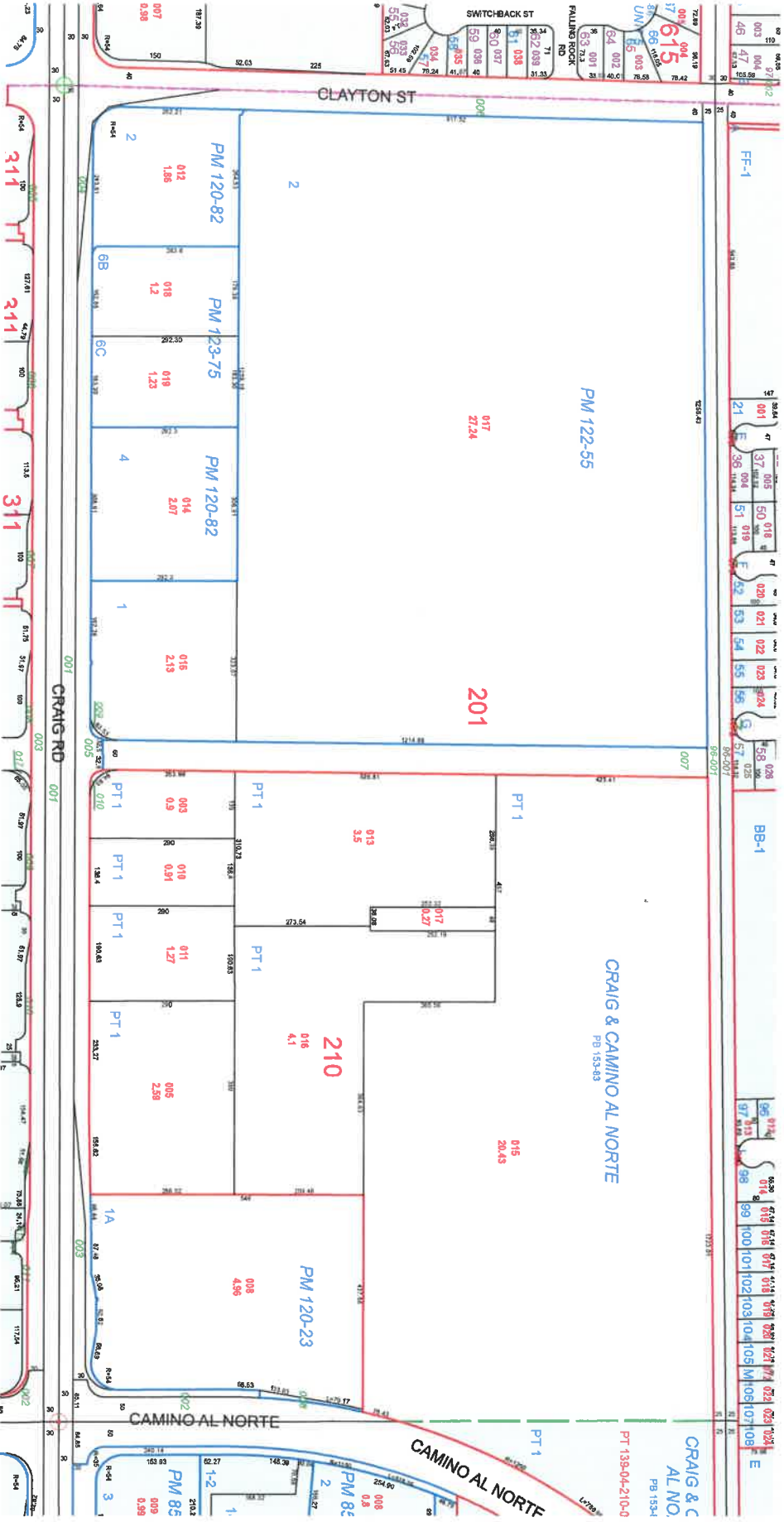
S 2 NW 4

139-04-2

100	101	102
125	124	123

1	2	3	4
5	6	7	8
9	10	11	12
13	14	15	16
17	18	19	20
21	22	23	24
25	26	27	28
29	30	31	32

1	2	3	4
5	6	7	8
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13	14	15	16
17	18	19	20
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25	26	27	28
29	30	31	32

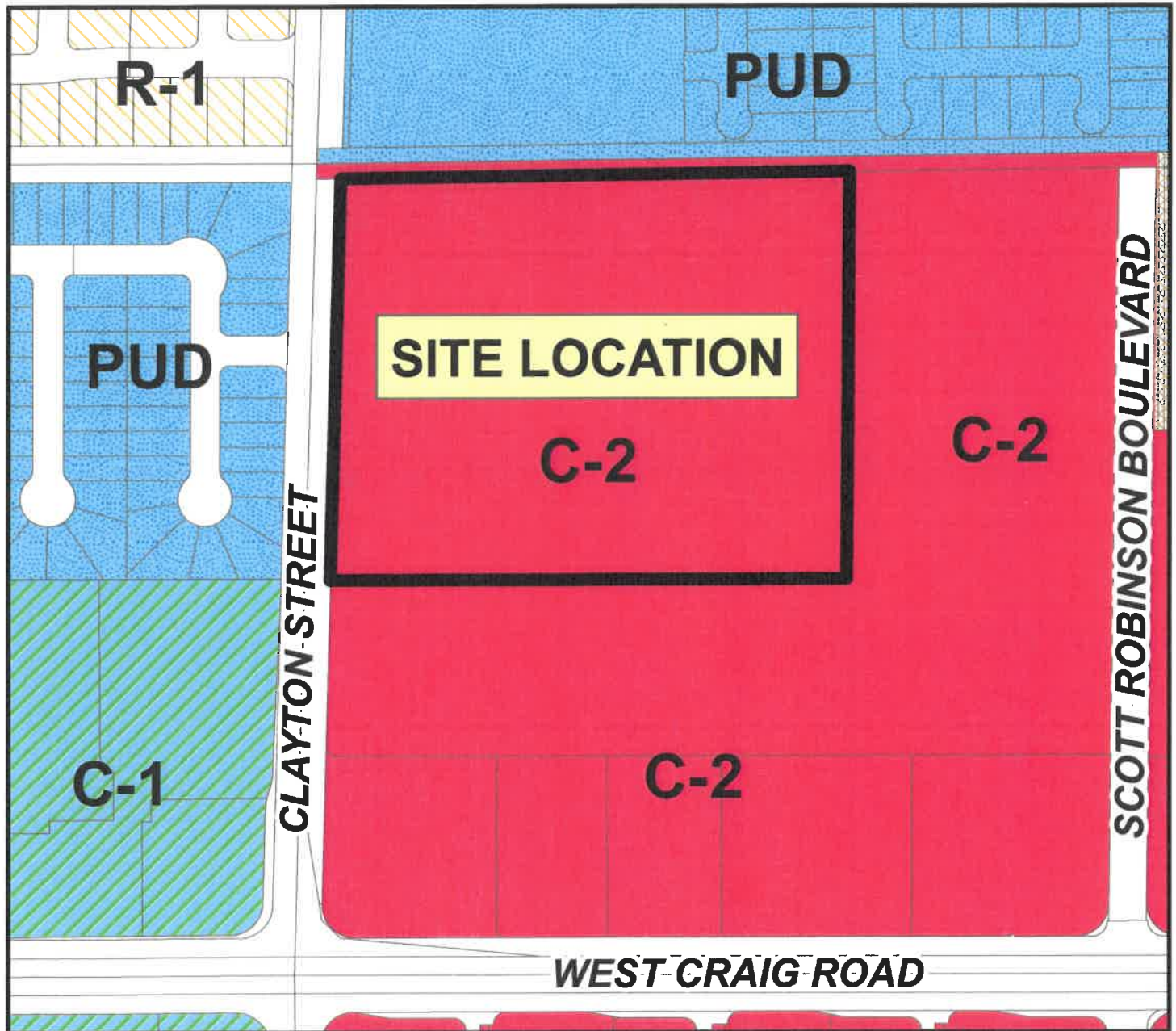


TAX DIST 250



# THE CITY OF NORTH LAS VEGAS

## Location & Zoning Map



Applicant: Richmond American Homes of Nevada, LLC  
Application Type: Tentative Map  
Request: To Allow an 87-Lot, Single-Family Subdivision  
Project Info: East of Clayton Street, approximately 580 feet north of Craig Road  
Case Number: T-MAP-12-2020

11/4/2020

