

CITY OF NORTH LAS VEGAS

INTEROFFICE MEMORANDUM

To: Amy Michaels, Principal Planner, Land Development & Community Services
From: Robert Weible, Land Development Project Leader, Department of Public Works
Subject: T-15-2020 **Delhi Ferrell**
Date: December 16, 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. Gowan Road (sidewalk)
- b. Ferrell Street
- c. Delhi Avenue

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>.

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

FROM: CLARK COUNTY DEPARTMENT OF AVIATION

APPLICATION: T-MAP-000015-2020

PROJECT: DELHI FERRELL – 22 SFU

LOCATION: 139-08-302-002

**MEETING DATE: JANUARY 13, 2021, PLANNING COMMISSION AND
CORRESPONDING FEBRUARY 3, 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.

December 1, 2020



3283 E. Warm Springs Road Suite 400
Las Vegas, NV 89120
(702) 586-9296

Ms. Amy Michaels
Principal Planner
Planning and Zoning Department
City of North Las Vegas
2250 Las Vegas Boulevard North
North Las Vegas, NV 89030

Re.: Letter of Intent for Delhi Ferrell (Tentative Map)
(APNs: 139-08-302-002)

Ms. Michaels,

On behalf of Beazer Homes, we have provided this Letter of Intent and correlating submittal package for consideration for the subject project. **Our client is proposing a Tentative Map with the current R-1 zoning designation in support of 22 residential lots on 4.1 net acres.**

The project is located on the northeast corner of the intersection of Ferrell Street and Delhi Avenue within the City of North Las Vegas. The project site is the West Half (W ½) of the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) of Section 8, Township 20 South, Range 61 East, M.D.M., City of North Las Vegas, Nevada commonly known as APN: **139-08-302-002**. The project site is cumulatively comprised of approximately 5.0± gross acres (4.1± net acres). The site is bounded on all sides by R-1 zoning.

The project will have an entry on both Delhi Avenue and Gowan Road. Each entry meets the 200-foot intersection spacing requirement per CNLV Code. The interior public streets are 47-foot wide and will yield five-foot sidewalks on both sides of the roadway.

Conclusion

The overall project will be compatible with the surrounding area and will meet the goals of the City of North Las Vegas Title 17 Zoning Ordinance criteria. If you have any questions or need any additional information, please feel free to call our office at (702) 586-9296.

Sincerely,

A handwritten signature in blue ink, appearing to read "Darryl C. Lattimore", is written over a horizontal line.

Darryl C. Lattimore, P.E.
President

UNDERGROUND UTILITIES

ALL UTILITIES SHOWN ARE BASED ON THE FOLLOWING:

1-702-432-5300

Underground

SEE PLAN FOR LOCATION

CALL BEFORE YOU DIG

811

CALL

1-800-221-2600

OR

1-702-227-2929

CALL BEFORE YOU DIG

811

CALL

1-800-221-2600

OR

1-702-227-2929

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OR

1-702-227-2929

UTILITY NOTE

THE UNDERGROUND UTILITIES AS SHOWN HEREON HAVE BEEN LOCATED FROM OBSERVED FIELD SURVEY EVIDENCE AND EXISTING DRAWINGS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING: PLANS PROVIDED BY THE CLIENT, UTILITY COMPANIES AND MUNICIPAL AGENCIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPREHEND ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE GIVEN THE INFORMATION AVAILABLE. THE SURVEYOR HAS NO PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

FLOOD ZONE DESCRIPTION

FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 52003C2180F, REVISED NOVEMBER 16, 2011 INDICATED THAT THE SUBJECT SITE LIES WITHIN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

NOTES:

1. THERE IS NO KNOWN GROUNDWATER WITHIN 20 FEET OF THE EXISTING GROUND SURFACE OF THE PROJECT SITE.
2. THE SURVEYOR HAS NOT OBSERVED OR INVESTIGATED ANY KNOWN GROUNDWATER LOCATED ON THE PROJECT SITE.
3. ALL IMPROVEMENTS SHALL COMPLY WITH CITY OF NORTH LAS VEGAS STANDARDS AND SPECIFICATIONS.
4. CC&S WILL BE ENFORCED.
5. INTERIOR STREETS ARE PUBLIC.
6. WATER TO THIS PROJECT WILL BE SUPPLIED BY STUBBING INTO EXISTING 8" WATER LINE IN DELHI AVENUE.
7. SEWER TO THIS PROJECT WILL BE SUPPLIED BY STUBBING INTO EXISTING 8" SEWER LINE IN FERRELL STREET.
8. THE PROJECT IS NOT LOCATED WITHIN A 100 YEAR FEMA SPECIAL FLOOD HAZARD AREA.

BENCHMARK

CITY OF NORTH LAS VEGAS BENCHMARK

MONUMENT ID: N14V07E4

RIVER AND 2" ROUND ALUMINUM DISK, STAMPED NORTH LAS VEGAS BMMO, N14V07E4 SET IN THE TOP OF CURB, LOCATED APPROX. 23 FEET WEST OF THE SOUTHWEST CORNER AT THE INTERSECTION OF GOWAN ROAD AND ALLEN LANE.

ELEVATION: 2.19127 (FEET)
687.901 (METERS)

CLARK COUNTY VERTICAL CONTROL V2003 BASED ON NORTH AMERICAN VERTICAL DATUM OF 1888 (NAMD 89).

LEGEND

| PROPOSED | EXISTING | DESCRIPTION |
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| | | PUBLIC ROW LINE |
| | | PRIVATE ROW LINE |
| | | BOUNDARY LINE |
| | | EASEMENT LINE |
| | | CENTERLINE |
| | | EDGE OF ASPHALT |
| | | CURB & GUTTER |
| | | RETAINING WALL |
| | | FLOWLINE |
| | | GRADE BREAK |
| | | MAJOR CONTOUR - 5' |
| | | MINOR CONTOUR - 1' |
| | | SCARP |
| | | ELEVATION GRADE TAG |
| | | GRADE SLOPE TAG |
| | | SECTION MARKER - DETAIL NUMBER |
| | | ABOVE SHEET NUMBER |
| | | SIGHT VISIBILITY ZONE |

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DATE

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SHEET GROUP

TENTATIVE MAP

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SHEET GROUP

NEVER HITTING OVERHEAD POWER LINES, ITS COUNTRY

Call Before You Dig

1-702-432-5300

Underground

NEVER HITTING OVERHEAD POWER LINES, ITS COUNTRY

CALL BEFORE YOU DIG

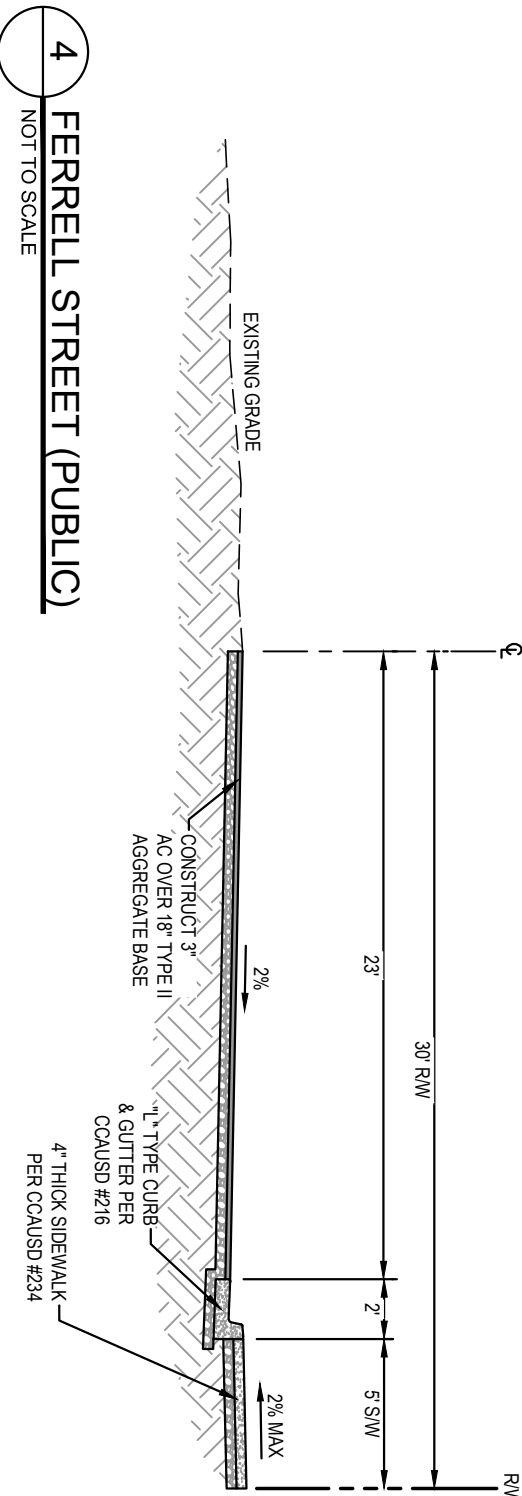
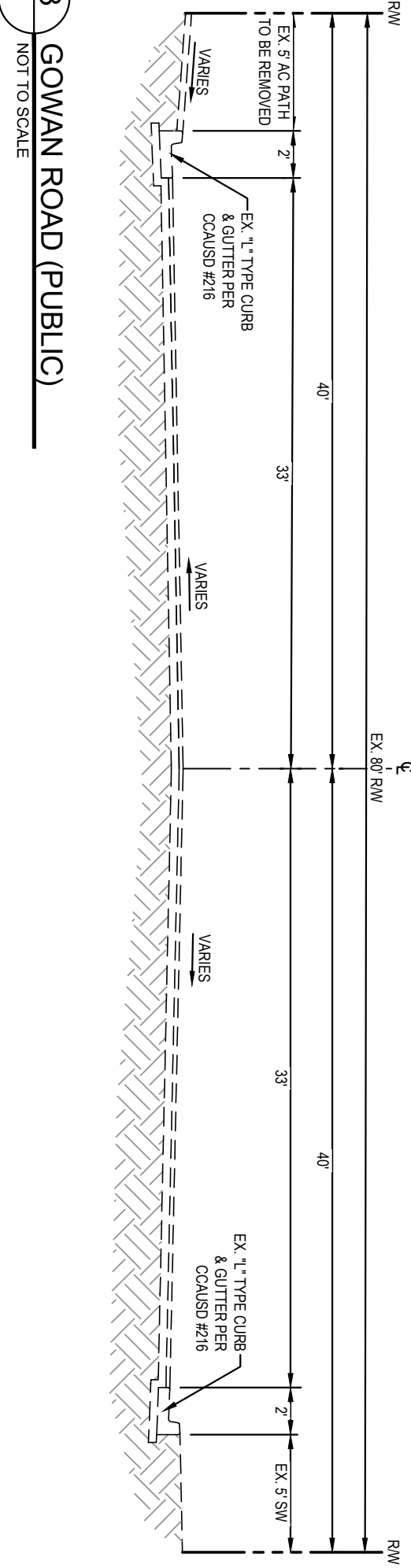
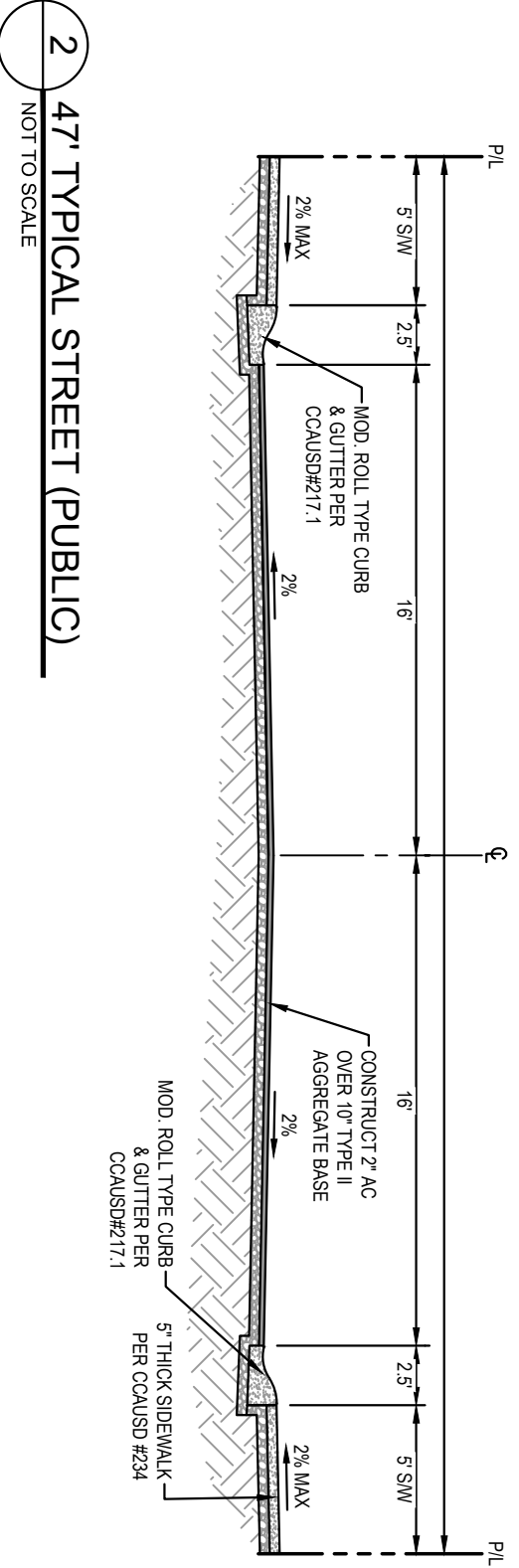
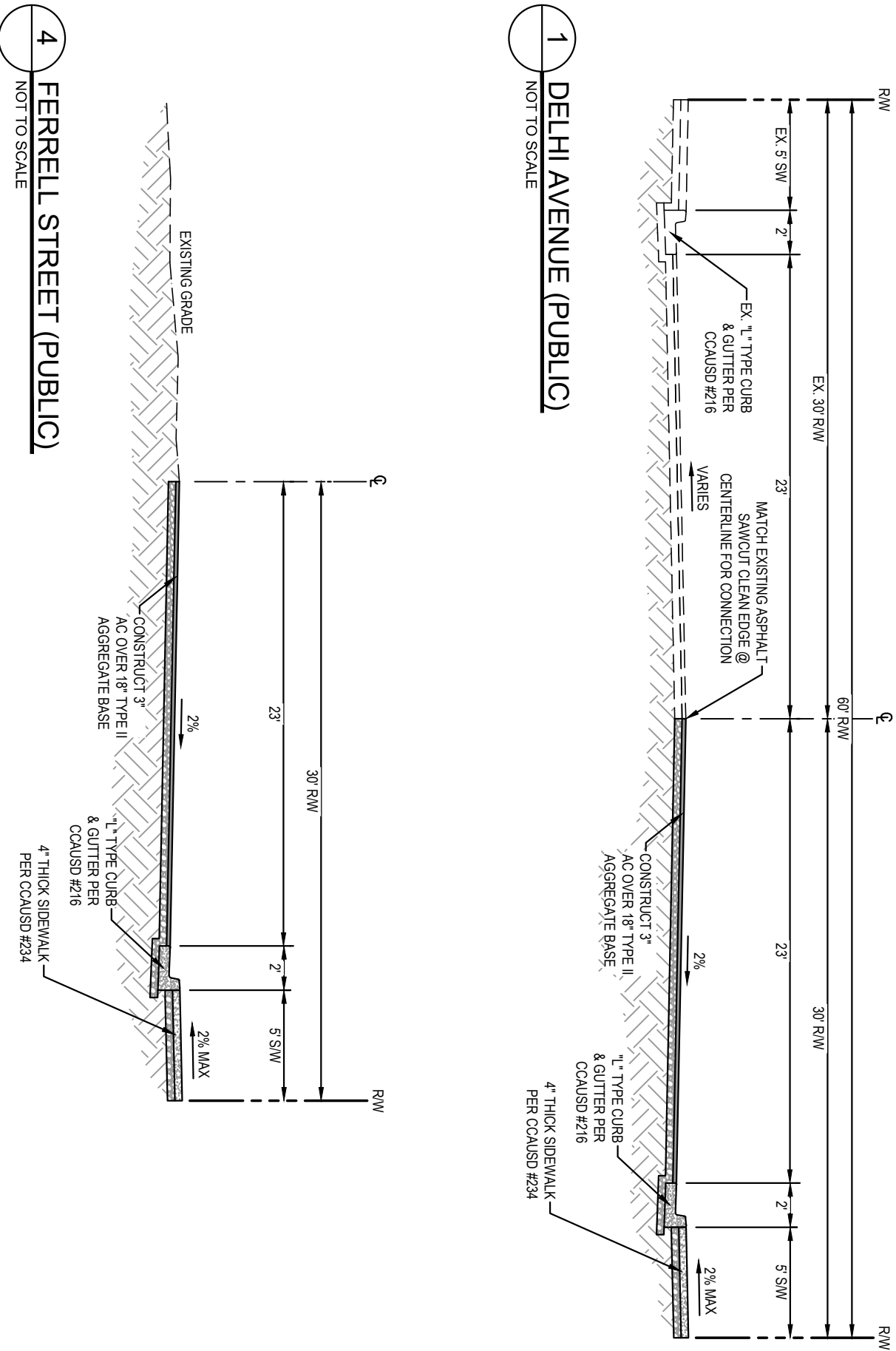
CALL 811

1-800-227-2600

NEVER HITTING OVERHEAD POWER LINES, ITS COUNTRY

CALL BEFORE YOU DO OVERHEAD

1-702-227-2929



| DATE | DESCRIPTION | BY |
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DETAILS
DELHI FERRELL
BEAZER HOMES
CITY OF NORTH LAS VEGAS, NEVADA

3283 E. Warm Springs Rd., Suite 300
Las Vegas, NV 89120
www.Actus-NV.com
(702) 586-9296

Engineering - Surveying - Consulting - Planning

DATE: 2020/11/25

DRAWN: RLS

DESIGNED: DCL/RS

CHECKED: DCL

PROJECT: BZ777777

SHEET NUMBER: 7

TM3

DATE: 11/30/2020

PROF. SEAL: DARRYL C. LATTIMORE, CIVIL ENGINEER, No. 175156

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 (FEET) WHEN MAP REDUCED FROM 11X17 ORIGINAL

0 100 200 400 600 800

MAP LEGEND

- PARCEL BOUNDARY
 - SUB BOUNDARY
 - PM/LD BOUNDARY
 - ROAD EASEMENT
 - MATCH / LEADER LINE
 - HISTORIC LOT LINE
 - HISTORIC SUB BOUNDARY
 - HISTORIC PM/LD 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 SUB/SEQ. NUMBER
- PB 24-45 PLAT RECORDING NUMBER
- 5 BLOCK NUMBER
- 5 LOT NUMBER
- GL5 GOV. LOT NUMBER

ASSESSOR'S PARCELS - CLARK COUNTY, NV.

Briana Johnson - Assessor

BOOK

T20S R61E

8

N 2 SW 4

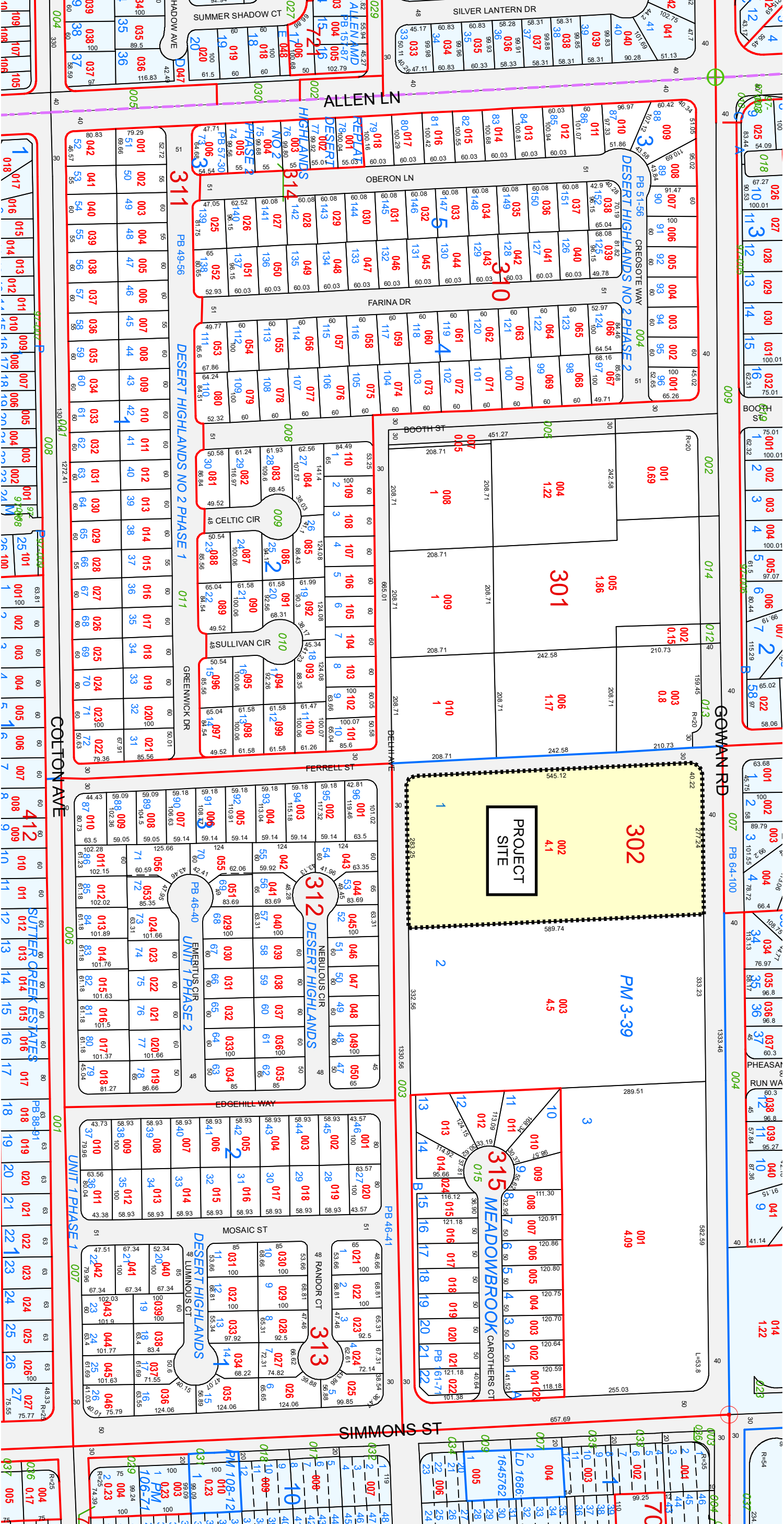
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| 30 | 29 | 28 | 27 | 26 | 25 |
| 31 | 32 | 33 | 34 | 35 | 36 |

| | | | |
|---|---|---|---|
| 8 | 4 | 8 | 4 |
| 5 | 1 | 5 | 1 |
| 6 | 2 | 6 | 2 |
| 7 | 3 | 7 | 3 |
| 8 | 4 | 8 | 4 |

Scale: 1" = 200'

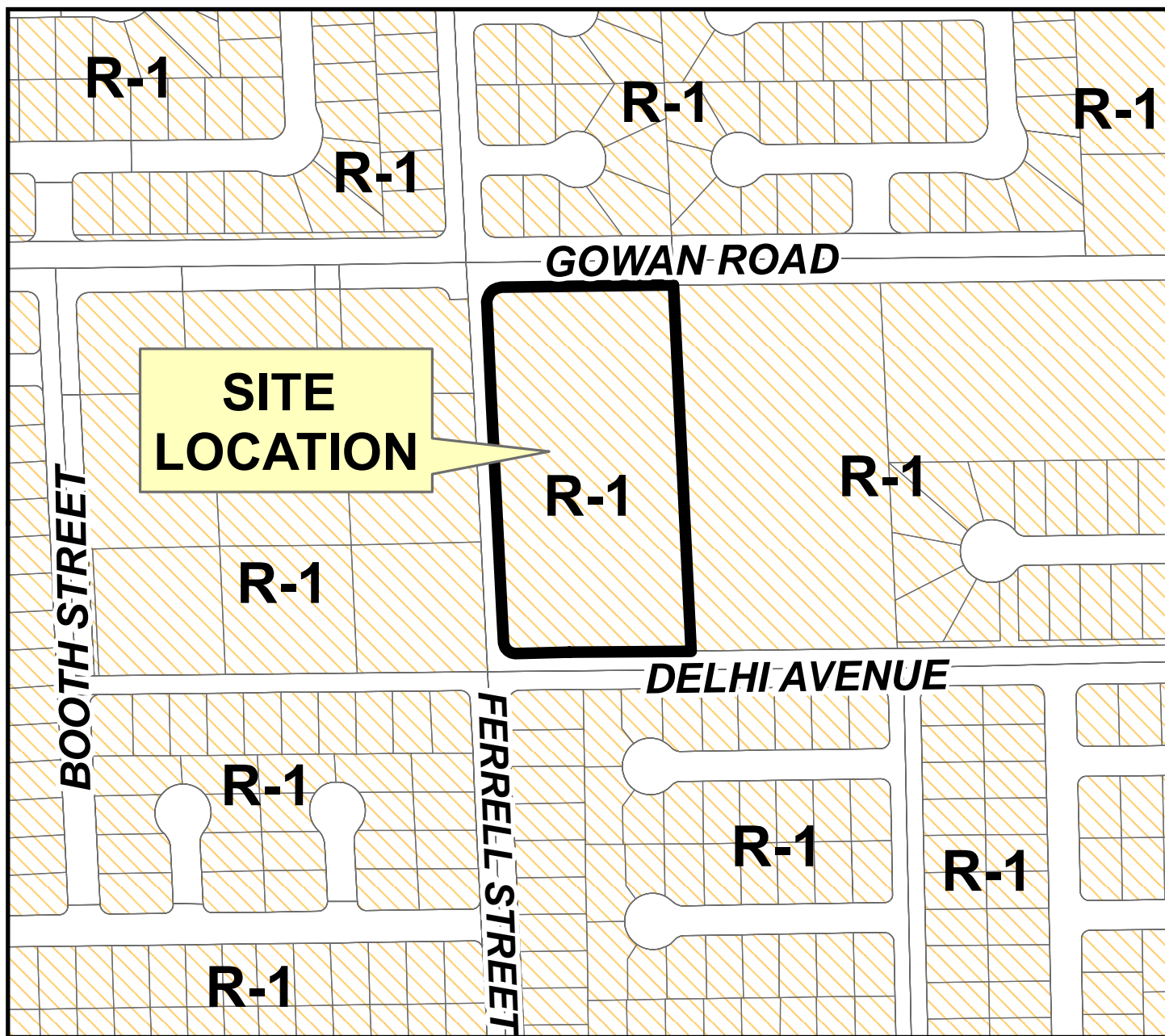
Rev: 5/13/2020





THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: Beazer Homes
Application: Tentative Map
Request: To Allow a 22-Lot, Single-Family Subdivision
Project Info: Northeast corner of Ferrell Street and Delhi Avenue
Case Number: T-MAP-15-2020

12/9/2020

