

# CITY OF NORTH LAS VEGAS

## INTEROFFICE MEMORANDUM

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To: Robert Eastman, Planning Manager, Land Development & Community Services  
From: Robert Weible, Land Development Project Leader, Department of Public Works  
Subject: T-14-2020 **Centennial Commerce**  
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. Centennial Parkway

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

# School Development Tracking Form

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

Date Filed 12/03/2020 Application Number T-MAP-000014-2020 Entity NLV

Company Name Actus

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

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

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

Phone (702) 586-9296 Mobile \_\_\_\_\_ Fax \_\_\_\_\_ Email \_\_\_\_\_

Project Name Centennial Commerce

Project Description 21 Single Family Lots

APN's 124-22-401-007 and 008

Student Yield	Elementary School	Middle School	High School
Single-Family Units (1) 21	x 0.196 = 4	x 0.101 = 2	x 0.137 = 3
Multi-Family Units (2)	x 0.140 = 0	x 0.058 = 0	x 0.064 = 0
Resort Condo Units (3)			
Total	4	2	3

(1) Single Family unit is defined as single family detached home, mobile home, and town homes.

(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
Duncan ES*	250 W. Rome Blvd	K-5	658	611	11/2/2020
Hayden ES*	150 W. Rome Blvd	K-5	658	699	11/2/2020
Findlay MS	333 W. Tropical Pkwy	6-8	1544	1191	11/2/2020
Legacy HS	150 W. Deer Springs Way	9-12	2409	2790	11/2/2020

\* CCSD Comments Hayden ES and Legacy HS are over capacity for the 2020-2021 school year. Hayden ES is at 106.23% and Legacy HS is at 115.82 % of program capacity. (The elementary schools share an attendance boundary.)

☐ Approved

☐ Disapproved

December 21, 2020

**Revised**  
12/22/2020 T-MAP-14-2020



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 Centennial & Commerce (Re-Zone, Vacation and Tentative Map)  
(APNs: 124-22-401-007 & 008)**

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 to Re-Zone the subject project (5+/- Gross acres) from the current R-E zoning designation to an R-1 designation in support of 21 residential lots.** The proposed zoning is compatible with the current land use designation of Single-Family Low based on the proposed density of 4.2 units per acre.

#### **Site Description**

The project is located on the north side of Centennial Parkway approximately 460' west of the intersection of Centennial Parkway and Commerce Street within the City of North Las Vegas. The project site is the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) of the South Half (S ½) of Section 22, Township 19 South, Range 61 East, M.D.M., City of North Las Vegas, Nevada commonly known as APNs: 124-22-401-007 & 008. The project site is cumulatively comprised of approximately 5.0± gross acres (4.52± net acres).

The site is bounded to the north and west by an existing PUD (Planned Unit Development), to the east by C-1 (Neighborhood Commercial) & R-2 (Single-Family Medium Density), and to the south by C-2 (General Commercial).

#### **Property Re-Zone**

The project site has a land use designation and zoning designation of **Ranch Estates (R-E)**. The applicant is proposing to develop 21 single family residential lots on 5+/- gross acres for a density of 4.2 units per acre. The applicant is seeking the **R-1 zoning** accommodate the proposed lots sizes (6,000 sf minimum lots).

### **Tentative Map**

The project will have one entry on Centennial Parkway and aligned with the commercial driveway on the south side of Centennial Parkway. The interior public streets are 47-foot wide and will yield five-foot sidewalks on both sides of the roadway.

The applicant will submit an alternate method request to the City of North Las Vegas Fire Department to waive the requirement for a secondary fire access (required for projects with 20 or more lots) and proposes to provide fire suppression systems for each home as a mitigation for this request. The Fire Department agreed to eliminate the secondary fire access based on said mitigation.

### **Vacation**

The developer is proposing to vacate an existing cul-de-sac (public utility & drainage easement). Please note that the developer will grant necessary public/private easements to maintain the CNLV and utility rights within the project.

### **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,



Darryl C. Lattimore, P.E.  
President

December 1, 2020



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

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2250 Las Vegas Boulevard North  
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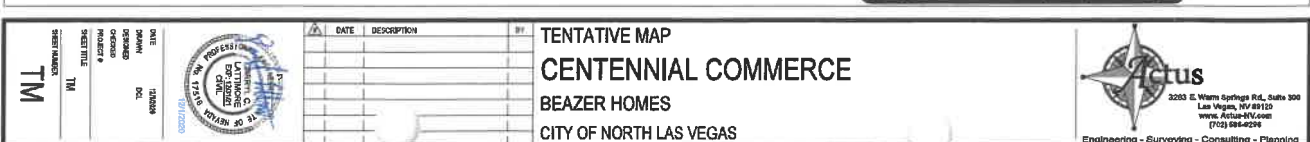
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Sincerely,



Darryl C. Lattimore, P.E.  
President





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.

### MAP LEGEND

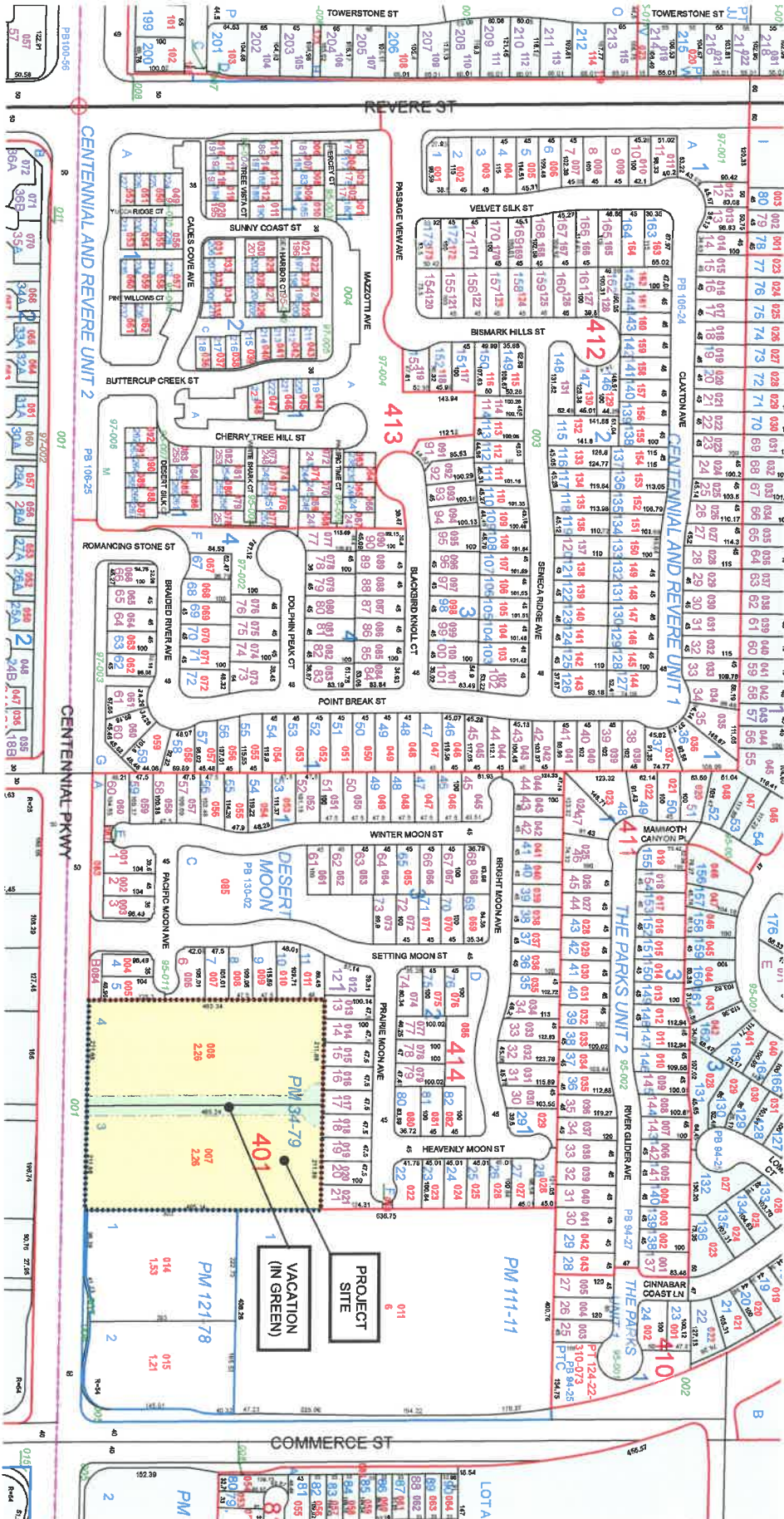
- PARCEL BOUNDARY
- CONDOMINIUM UNIT
- PAVED ROAD
- AIR SPACE PCL
- RIGHT OF WAY PCL
- ROAD EXEMPT
- MATCH/LEADER LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- SECTION LINE
- LOT NUMBER
- GOVT LOT NUMBER

Parcel Number	100	101	102
100	100	101	102
125	125	124	123
138	138	139	140

Parcel Number	22
22	22

Parcel Number	S 2 SW 4
S 2 SW 4	S 2 SW 4

Parcel Number	124-22-4
124-22-4	124-22-4



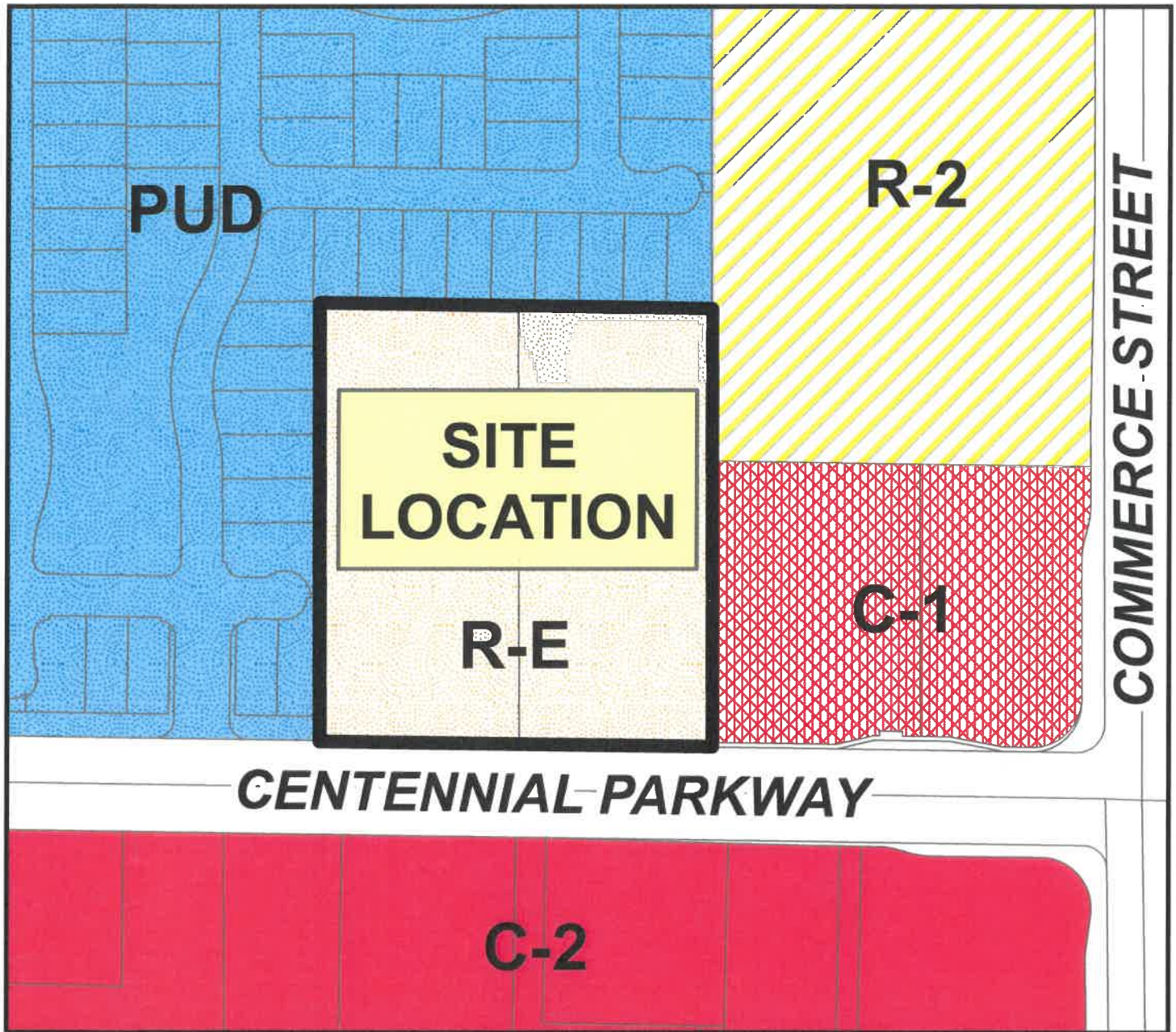
TAX DIST 254





# THE CITY OF NORTH LAS VEGAS

## Location & Zoning Map



Applicant: Beazer Homes  
Application Type: Tentative Map  
Request: To Allow a 21-lot, Single-Family Subdivision  
Project Info: North of Centennial Parkway, approximately 400 feet west of Commerce Street  
Case Number: T-MAP-14-2020

12/21/2020

