

# 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-MAP-06-2021 **Valley Vista Parcel 1.1**  
Date: March 22, 2021

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. Decatur Boulevard
- b. Grand Teton Drive

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>.



Robert Weible, Land Development Project Leader  
Department of Public Works

KAEMPFER

CROWELL

ATTORNEYS AT LAW

LAS VEGAS OFFICE

STEPHANIE HARDIE ALLEN

[sallen@kcnvlaw.com](mailto:sallen@kcnvlaw.com)

702.792.7045

LAS VEGAS OFFICE  
1980 Festival Plaza Drive  
Suite 650  
Las Vegas, NV 89135  
Tel: 702.792.7000  
Fax: 702.796.7181

RENO OFFICE  
50 West Liberty Street  
Suite 700  
Reno, NV 89501  
Tel: 775.852.3900  
Fax: 775.327.2011

CARSON CITY OFFICE  
510 West Fourth Street  
Carson City, NV 89703  
Tel: 775.884.8300  
Fax: 775.882.0257

March 2, 2021

*Via email:*

[eastmanr@cityofnorthlasvegas.com](mailto:eastmanr@cityofnorthlasvegas.com)

City of North Las Vegas Planning Department

Attn: Robert Eastman

2250 Las Vegas Blvd. North

North Las Vegas, Nevada 89030

***Re: Justification Letter for Major Modification and related applications in Valley Vista Parcel 1.1***

Dear Robert:

As you know, our office represents the Master Developer, DR Horton, for the master planned community of Valley Vista. In June of 2014, the original master planned community of Park Highlands was split into two separate master planned communities known at the time as Park Highlands West (now Valley Vista) and Park Highlands East (now the Villages at Tule Springs). The property owners for Parcel 1.1, located at the southeast corner of Grand Teton and Decatur, did not sign the Amended and Restated Development Agreement ("ARDA") in 2014 creating Valley Vista. Today, DR Horton is in escrow to purchase Parcel 1.1 and would like to formally incorporate it into the master planned community of Valley Vista. The request is that the incorporation of Parcel 1.1 would only be effective upon DR Horton's close on the land.

**A. Major Modification to Annex Parcel 1.1 into Valley Vista, Change the Land Use Plan, and Incorporate Certain Allowed Commercial Uses**

Please consider the applicant's request for a Major Modification to add Parcel 1.1 into Valley Vista. The applicant intends to develop the hard corner as commercial, but it would like to amend the Land Use Plan to allow Residential High on the remainder of the parcel as shown on the attached revised Land Use Plan. The Residential High category will allow up to 25 units per acre. On the future commercial portion, the applicant is asking that the previously allowed commercial uses within Parks Highlands on Parcel 1.1 be incorporated herein as well. Those permitted uses are listed below.

Parcel 1.1 Permitted Uses

Automobile Washing Establishment, drive through, self-service or hand wash

Banks

Convenience Food Restaurant

Convenience Store with gas pumps

Mini Warehousing

Supper Club  
Tavern/Restaurant

The plan has always been to allow the above uses on Parcel 1.1. The surrounding neighborhood has been on notice of these allowed uses for many years, so it makes sense to carry these uses over as part of this Major Modification. The surrounding Residential High also makes sense as a transitional zoning from the intense commercial into the lower density single family homes within Valley Vista.

**B. Zone Change to MPC RZ25**

In addition to the request for a Major Modification, the applicant is requesting a zone change to MPC RZ25 to allow the development of attached residential at approximately 15 units per acre. Again, this zoning designation is appropriate and compatible with the Valley Vista master plan and the surrounding area considering the planned commercial uses on the hard corner of Grand Teton and Decatur. This zoning category will act as a good transition from the commercial zoning to the single family residential in Valley Vista.

**C. Tentative Map**

Concurrent with the major modification and zone change, the applicant is requesting approval of a tentative map on the residential portion of Parcel 1.1. The applicant is proposing a single family attached project with gated access points on both Decatur and Grand Teton. The overall acreage of the residential portion is 16.49 acres and the proposed density is 14.92 units per acre. There is ample open space within the gated community with 80,923 square feet where 67,850 square feet is required. There is also ample parking with 553 parking spaces proposed. The attached single family will be a good addition to Valley Vista with the future commercial development on the hard corner to follow.

Thank you for your kind consideration of our request. Please contact me if you have any questions.

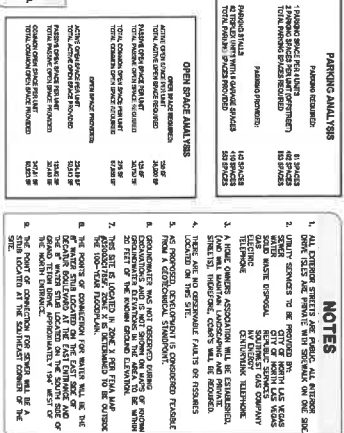
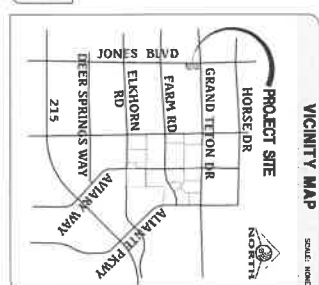
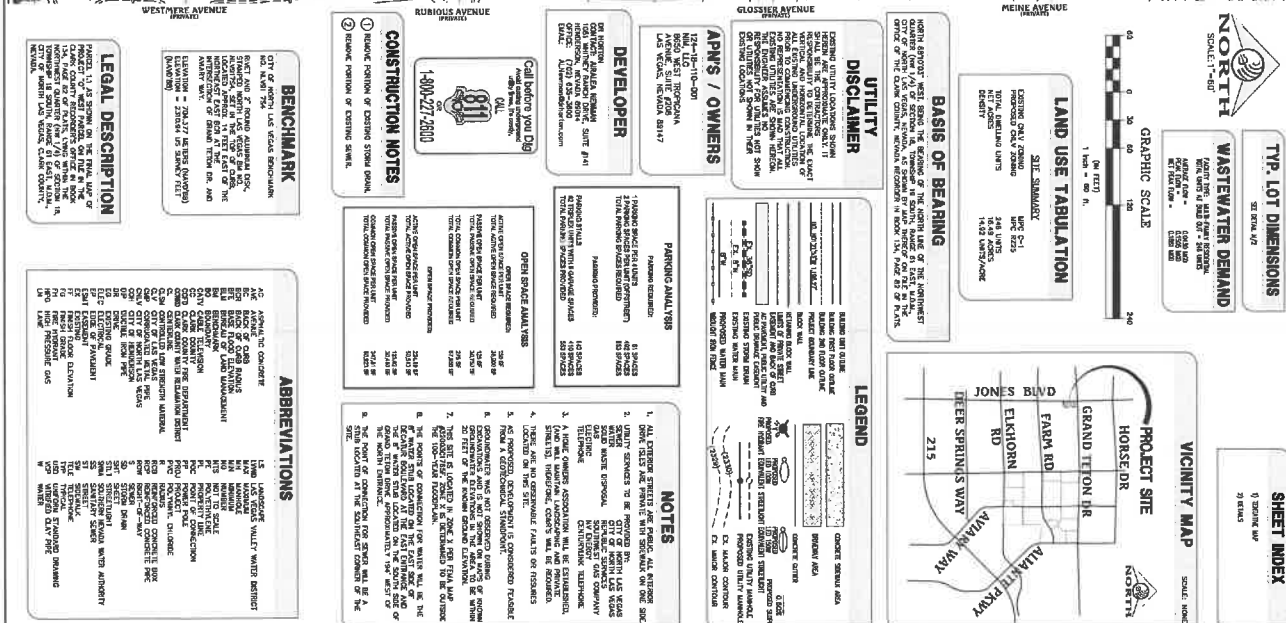
Very truly yours,

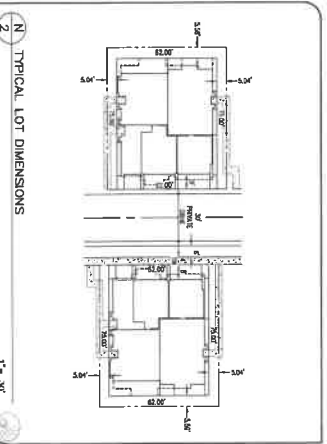
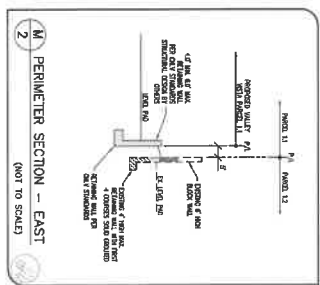
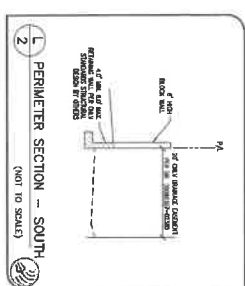
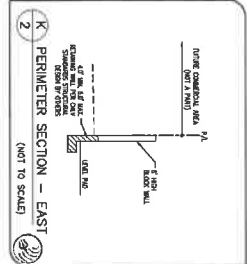
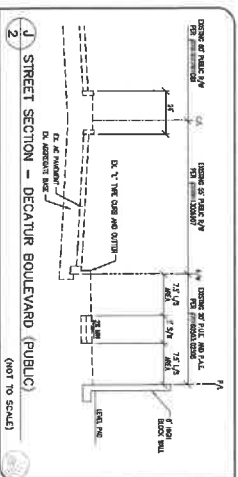
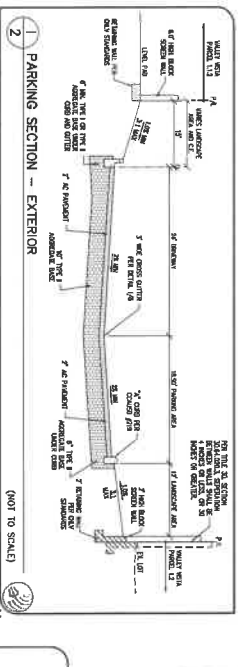
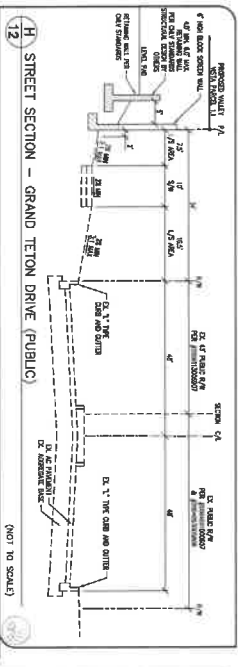
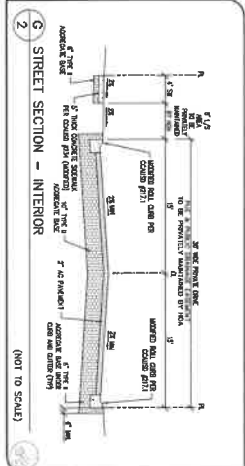
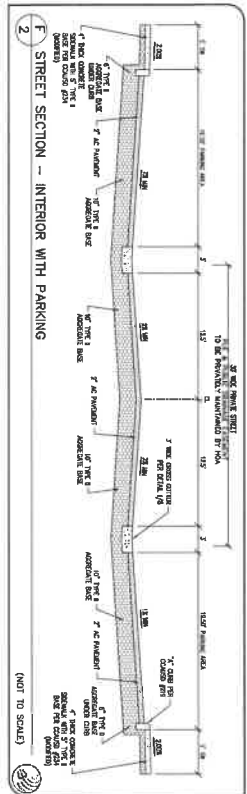
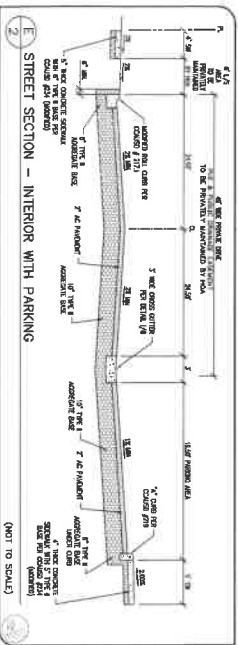
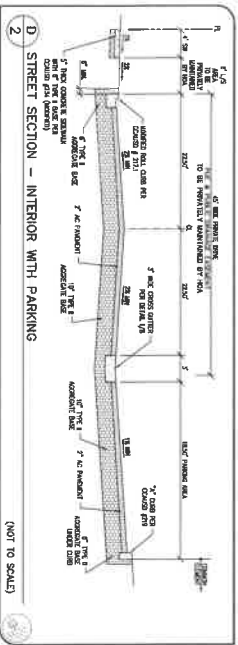
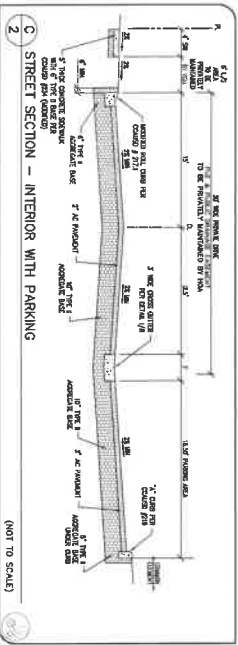
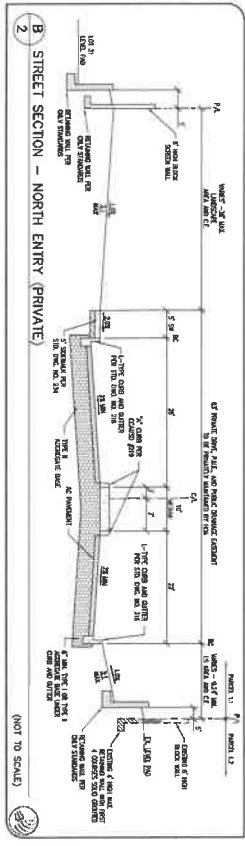
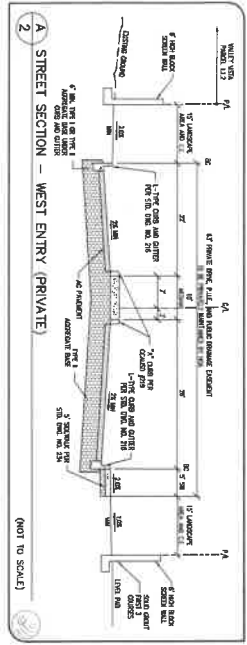
**KAEMPFER CROWELL**



Stephanie H. Allen

SHA/adb









**1,210 SQ. FT. | 2 BED 2 BATH 2 STORY 1 CAR**



**Elevation A**

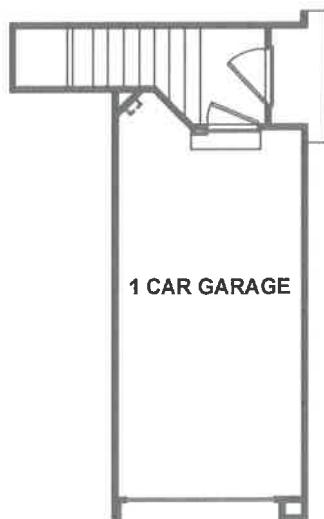
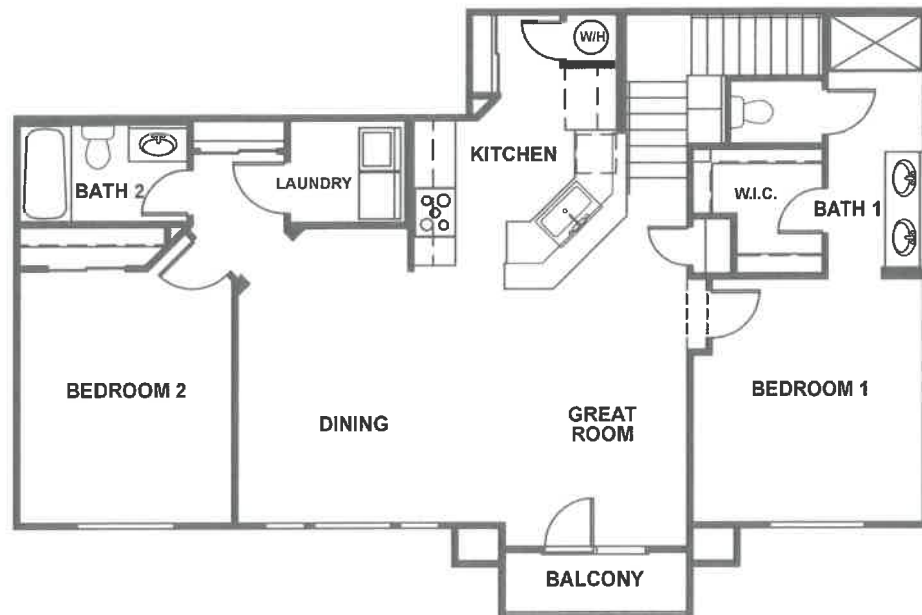


**Elevation B**

D.R. Horton is an Equal Housing Opportunity Builder. Pictures, photographs, colors, features, and sizes are for illustration purposes only and will vary from the homes as built. Square footage dimensions are approximate. See sales agent for complete details. D.R. Horton, Inc.: Nevada Real Estate Division License # B.0031938.CORP; Contractors License #0039179.



**Second Floor**



**First Floor**

Drawings, renderings, square footages, floor plans, and sizes are approximate and for illustration purposes only and will vary from the homes as built. Not all features available in all plans. See sales agent for complete details. Equal Housing Opportunity. D.R. Horton, Inc.: Nevada Real Estate Division License # B.0031938.CORP; Contractors License #0039179.

**1,399 SQ. FT. | 3 BED 2.5 BATH 2 STORY 2 CAR**



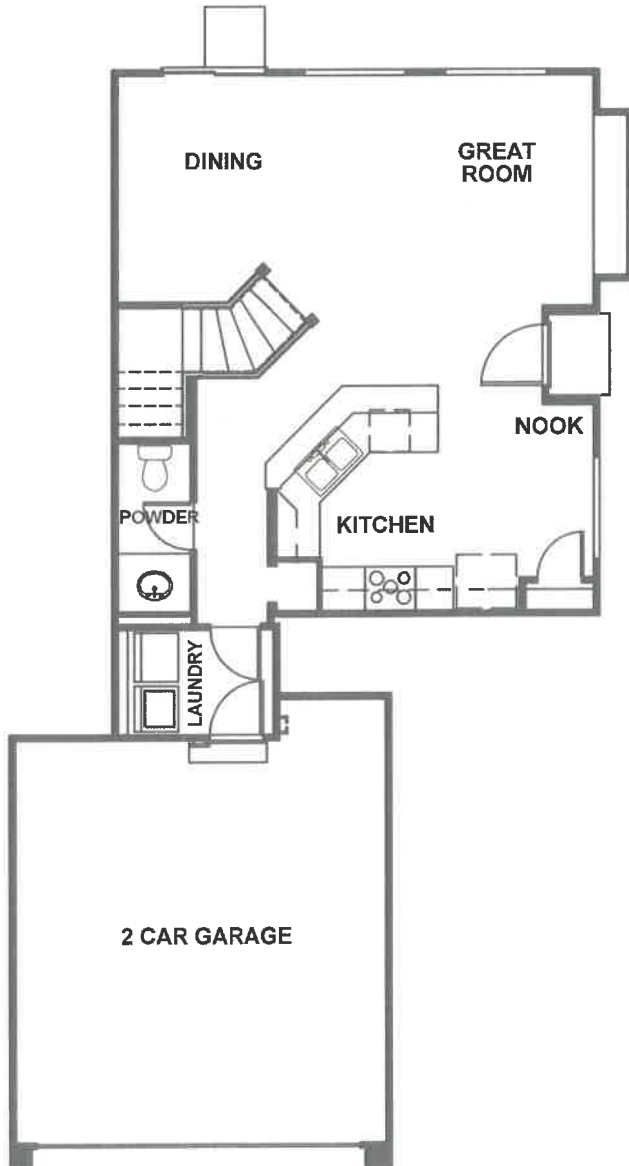
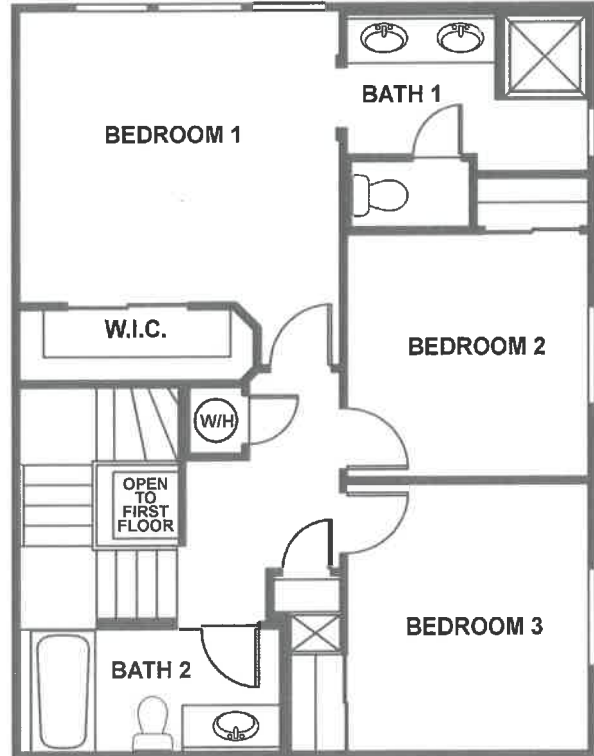
**Elevation A**



**Elevation B**

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**Second Floor**



**First Floor**

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**1,617 SQ. FT. | 3 BED 2.5 BATH 2 STORY 2 CAR**

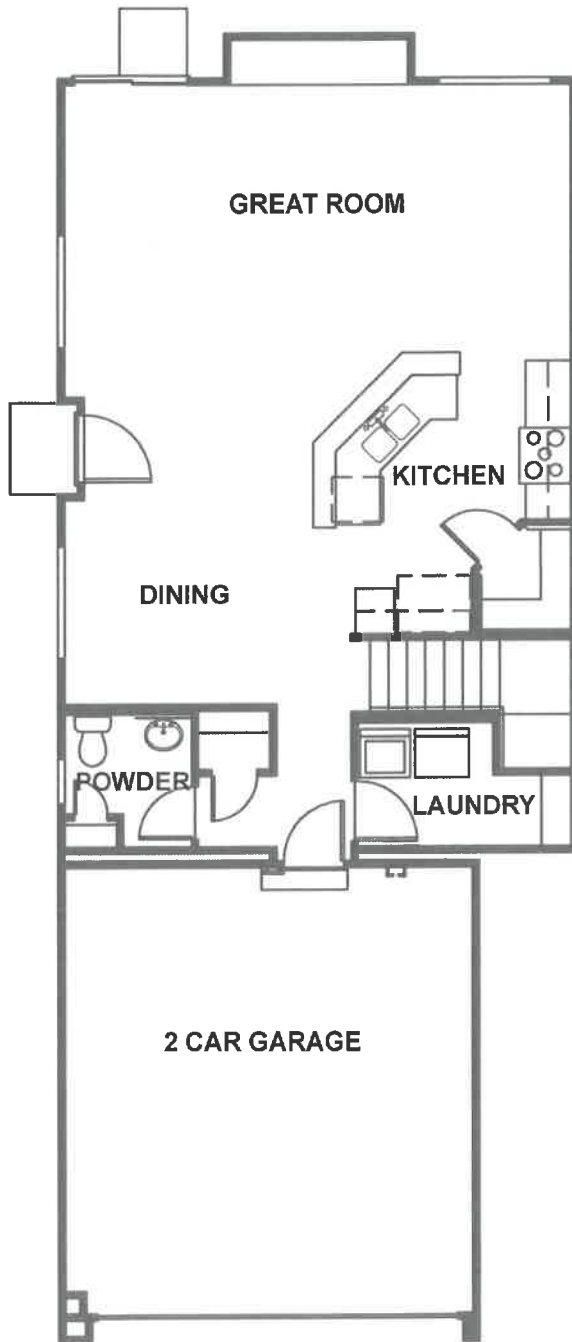


**Elevation A**



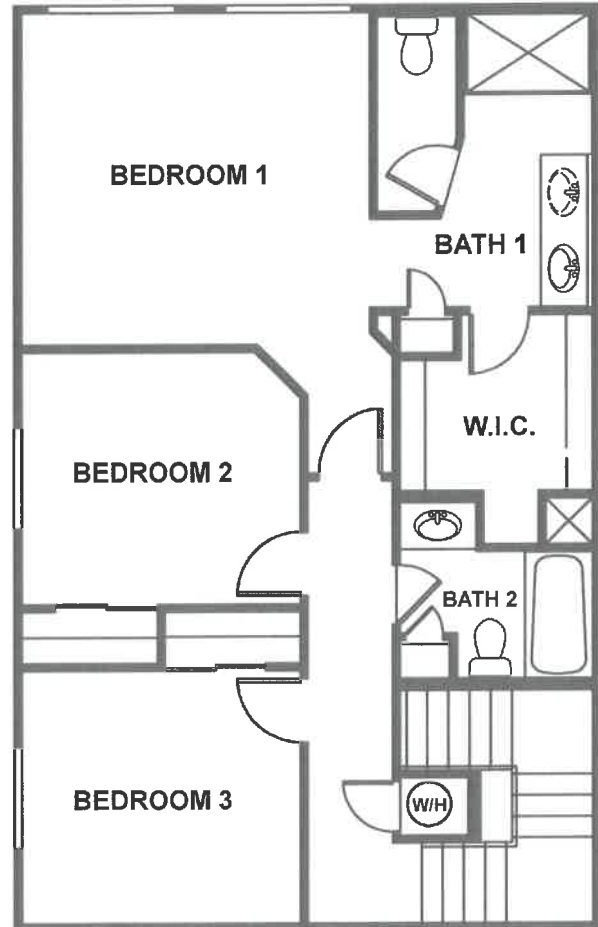
**Elevation B**

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**First Floor**

**Second Floor**



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Real Property Management  
1180 Military Tribute Place  
Henderson, NV 89074

## School Development Tracking Form

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

Date Filed 03/11/2021 Application Number T-MAP-000006-2021 Entity NLV

Company Name Triton Engineering

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

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

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

Phone (702) 254-1480 Mobile \_\_\_\_\_ Fax \_\_\_\_\_ Email \_\_\_\_\_

Project Name VALLEY VISTA Parcel 1.1

Project Description 246 Single-family Lots (attached)

APN's \_\_\_\_\_

Student Yield	Elementary School	Middle School	High School
Single-Family Units (1) 246	x 0.166 = 41	x 0.093 = 23	x 0.131 = 32
Multi-Family Units (2)	x 0.139 = 0	x 0.065 = 0	x 0.074 = 0
Resort Condo Units (3)			
Total	41	23	32

(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
Heckethorn ES	5150 Whispering Sands Dr	K-5	712	669	3/1/2021
Saville MS	8101 N. Torrey Pines Dr	6-8	1531	1547	3/1/2021
Shadow Ridge HS	5050 Brent Lane	9-12	2509	3160	3/1/2021

\* CCSD Comments Saville MS and Shadow Ridge HS are over capacity for the 2020-2021 school year. Saville MS is at 101.05% and Shadow Ridge HS is at 125.95% of program capacity.

☐ Approved

☐ Disapproved

**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 THIS SCALE/FEET WHEN MAP REDUCED FROM ITS ORIGINAL.

1" = 200'

**MAP LEGEND**

- PARCEL BOUNDARY
- SUB BOUNDARY
- PAID EASEMENT
- 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

**ASSESSOR'S PARCELS - CLARK COUNTY, NV.**

Briana Johnson - Assessor

001 ROAD PARCEL NUMBER

001 PARCEL NUMBER

1.00 ACREAGE

202 PARCEL SURPOSE NUMBER

PB 24-45 PLAT RECORDING NUMBER

5 LOT NUMBER

GL 5 GOV. LOT NUMBER

**BOOK**

119S R61E

**SEC**

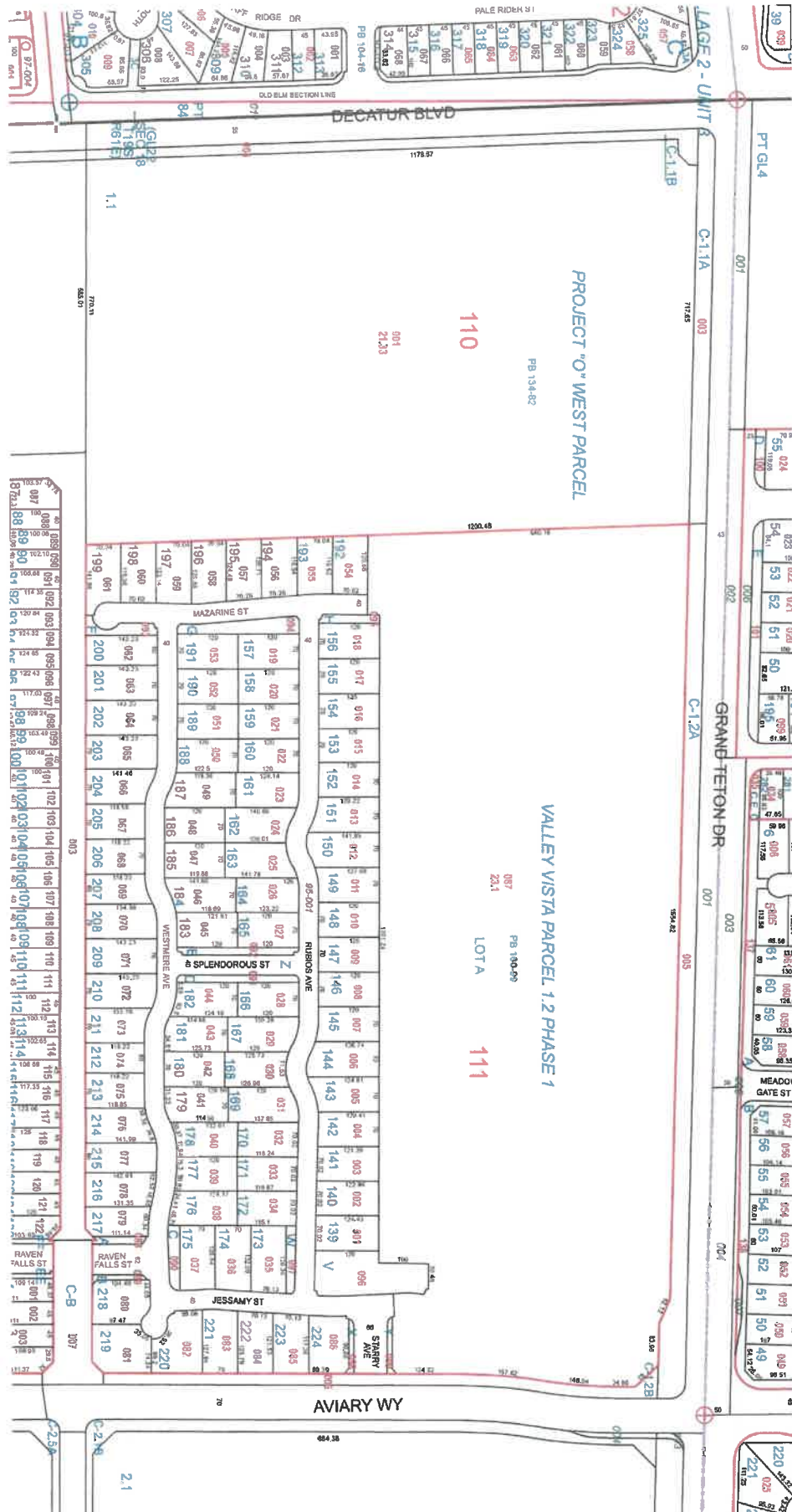
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**MAP**

N 2 NW 4

**124-1B-1**

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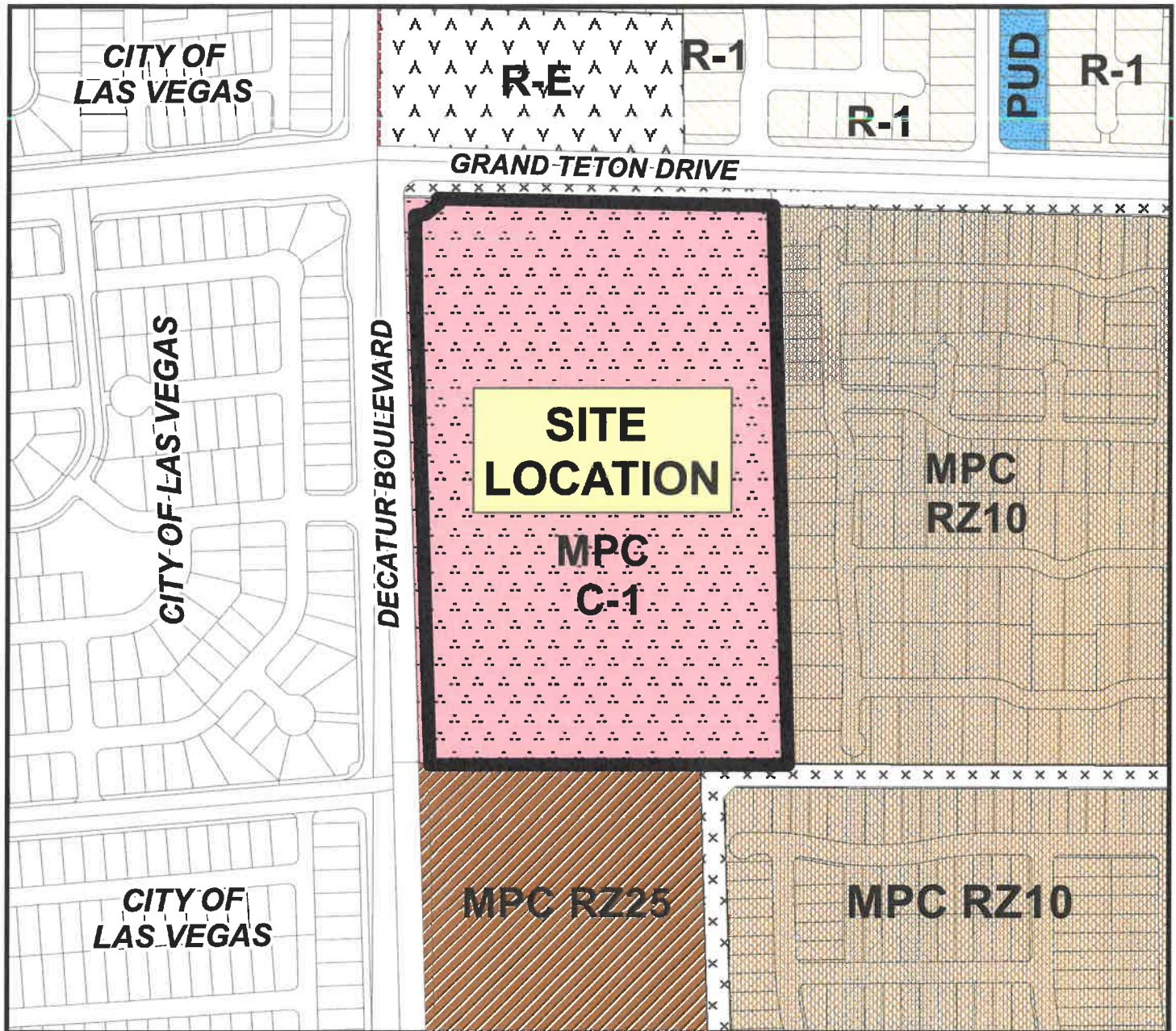






# THE CITY OF NORTH LAS VEGAS

## Location & Zoning Map



0 150 300 600 900 1,200 1,500 1,800 Feet

Applicant: DR Horton, Inc.  
Application: Tentative Map  
Request: To Allow a 246-Unit Multi-Family Development  
Project Info: Southeast corner of Grand Teton Drive and Decatur Boulevard  
Case Number: T-MAP-06-2021

3/24/2021

