

CITY OF NORTH LAS VEGAS INTEROFFICE MEMORANDUM

To: Robert Eastman, Planning Manager, Land Development & Community Services Dept.
From: Robert Weible, Land Development Project Leader, Department of Public Works
Subject: ZN-34-2020 **Diamond Valley Active Adult Community**
Date: February 17, 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 any preliminary development plans and civil improvement plans submitted to the City. Subsequent identification of additional hazards may substantially alter development plans.
2. Approval of a drainage study is required prior to submittal of the civil improvement plans.
3. 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.
4. All driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Numbers 222.1.
5. 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.

Utilities – 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**

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October 1, 2020

VIA EMAIL

City of North Las Vegas
Planning & Zoning
2250 Las Vegas Boulevard North
North Las Vegas, NV 89030

RE: *Justification Letter*
APN: 139-06-301-005

To Whom It May Concern:

Please be advised, this firm represents the applicant. On behalf of the applicant we are submitting a zone change and site plan review for a senior multi family project generally located near Craig Road and Valley Drive, APN: 139-06-301-005 (the "Site"). The Site is approximately 2.55 gross acres and 2.37 net acres. The Site is presently zoned C-1. The applicant is asking for a zone change to PUD/PID.

The proposed project will be restricted to persons who are 55 years of age and older. There will be 59 units with a mixture of one and two bedroom options. The allowable density is 25 dwelling units per acre. The gross density is 23.13 dwelling units per acre which is below the maximum density allowed by code. All units will be accessed via internal hallways and elevators. There will be two buildings on the Site, each will be three stories with a maximum height of 35 feet.

Building #1 will be set back approximately 61 feet from the single family homes to the south of the Site and 157 feet from the single family homes to the west. The southern elevation of Building #1 has smaller windows (bottom of window is 6 feet above floor) to let in light but will not have any balconies that face south. Building #2 is setback farther from the single family homes to the south – approximately 112 feet. Along the south and western perimeter of the Site will be a 10 foot wide landscape buffer. The 10 foot wide landscape buffer along the southern perimeter will include 24 inch box trees and landscape islands and diamonds to increase the amount of landscaping that is provided. On the western portion of the site will be a landscape buffer with 24 inch box trees as well as open space to include a community garden. Open space is shown in green on the attached site plan and includes such amenities as a dog park, pool with activity center as well as an enclosed community garden and bocce ball

court. On the interior, amenities will include the multipurpose room on the first floor of activity center which will provide for a wide variety of activity set-ups such as bingo, arts and crafts, reading groups, lectures, association meetings, personal development classes, table games, dancing and movie night. The room will also be able to support pool parties with food and beverage holding facilities on the second level.

The hallways in each building are exceptionally wide and are designed to accommodate small sitting areas for residents to visit with each other without entering their own private space.

The second level of the activity center has direct access to a 575 sq. ft. outdoor deck with a decorative trellis, including resort style furnishings for various additional activities and uses offered to the residents.

The Site will have its main gated entry off Valley Drive. There will be a secondary exit only through the commercial center located north of the Site. Title 17 requires that 74 parking spaces be provided. The applicant is providing 77 parking spaces through a combination of surface and covered parking spaces.

The applicant has taken special care in the design of the Site. The Site is an infill property and as such flexibility in design is necessary. In order to buffer the buildings from the single family homes to the south and west, the buildings have been strategically placed as far north as possible to minimize the impact. A distance of over 157 feet from the west and a minimum of 61 feet from the south allows for the multi family project to co exist next to the single family homes. Moreover, the Site is presently zoned C-1 which would allow a 35 foot tall building to be setback off the southern and western property line by 20 feet. In this case, the minimum setback is 157 feet to Building #1 from the west and 61 feet from the south. Finally, an age restricted project in between a commercial center along Craig Road and the single family homes is a good transitional buffer and will be less intrusive on the residential neighborhood than a commercial project would be if built on the Site.

Thank you for your consideration of this project.

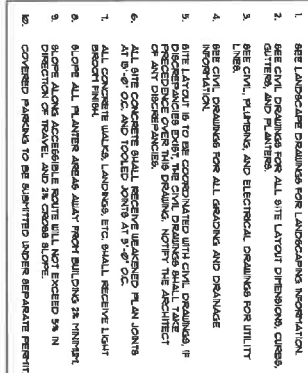
Sincerely,

KAEMPFER CROWELL



Jennifer Lazovich

JJL/sfm



PROJECT DATA:

[illegible]

ARCHITECT
A
SCALE: 1"=20'-0"

Life.
RESIDENTIAL

6052 S. JONES BLVD. SUITE 110 LAS VEGAS, NV 89118 702-734-8393



	NAME	AGE	RESIDENCE
1	DOUGLAS, NICHOL	14	BRANDON, TEXAS
2	JEFFREY	14	BRANDON, TEXAS
3	WILLIAMS, WILLIAM	14	BRANDON, TEXAS
4	ADOLPH, THEOPHILUS	14	BRANDON, TEXAS
5	FRANKLIN, JAMES	9	DALE
6	LEON COMAN, "BOWY"	9	DALE
7	LEONARD WILLIAM, "NO BOWY"	9	DALE
8	FRANKLIN, COOPER, "BOYER"	9	DALE
9	WILLIAM, NICHOL, "BOYER"	9	DALE
10	EDWARD, ADOLPH	14	BRANDON, TEXAS
11	FRANKLIN, EDWARD	9	DALE
12	LEONARD, "BOY"	9	DALE
13	BOYER, WILLIAM	9	DALE
14	LEONARD, WILLIAM	9	DALE
15	DAVE, NICHOL, "BOYER"	9	DALE

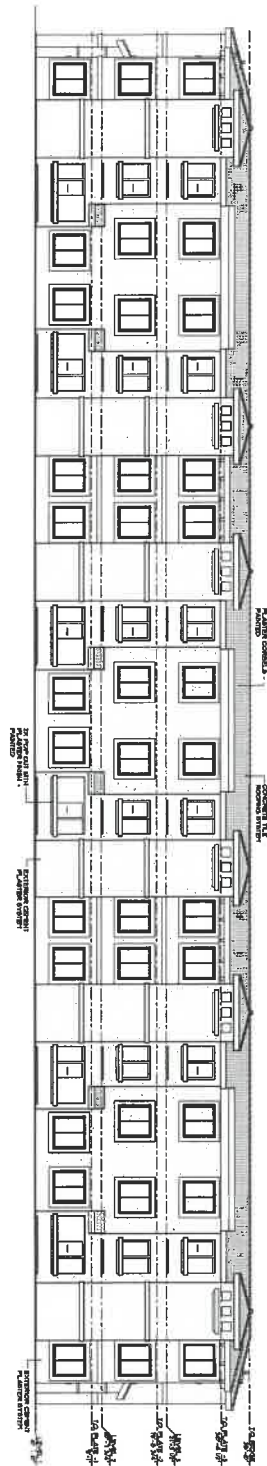
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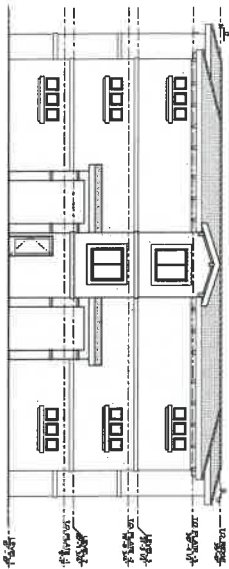
CRAIG ROAD AND VALLEY DRIVE
NORTH LAS VEGAS, NEVADA



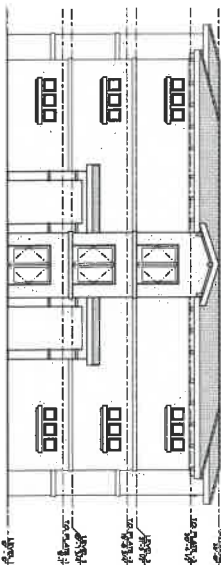
5052 S. JONES BLVD., SUITE 110 LAS VEGAS, NV 89118 702-734-8393



1 BUILDING 2 NORTH / SOUTH ELEVATION
SCALE: 1/8"=1'-0"



2 BUILDING 2 EAST ELEVATION
SCALE: 1/8"=1'-0"



3 BUILDING 2 WEST ELEVATION
SCALE: 1/8"=1'-0"

BUILDING 2
EXTERIOR ELEVATIONS

DIAMOND VALLEY
SENIOR LIVING

CRAIG ROAD AND VALLEY DRIVE
NORTH LAS VEGAS, NEVADA



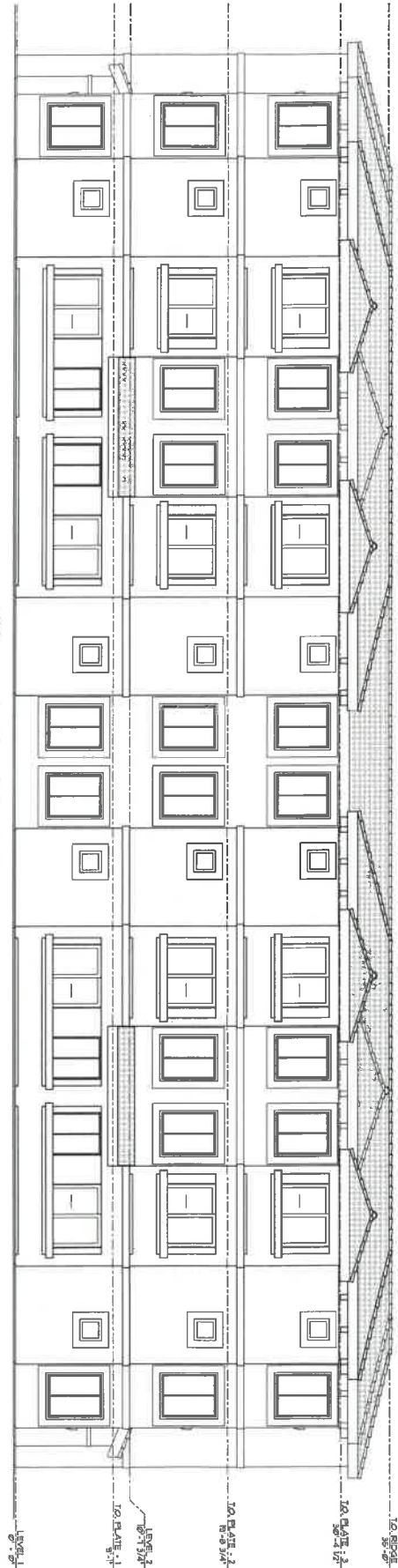
PRELIMINARY
CONSTRUCTION

DC Petersen
PROFESSIONAL CONSULTANTS

6052 S. JONES BLVD., SUITE 110 LAS VEGAS, NV 89118 702-734-0393

SHEET NO.
A6.02

BLDG 1 WEST ELEVATION
SCALE: 1/4"=1'-0"



BUILDING 1
EXTERIOR ELEVATIONS

DIAMOND VALLEY
SENIOR LIVING

CRAIG ROAD AND VALLEY DRIVE
NORTH LAS VEGAS, NEVADA

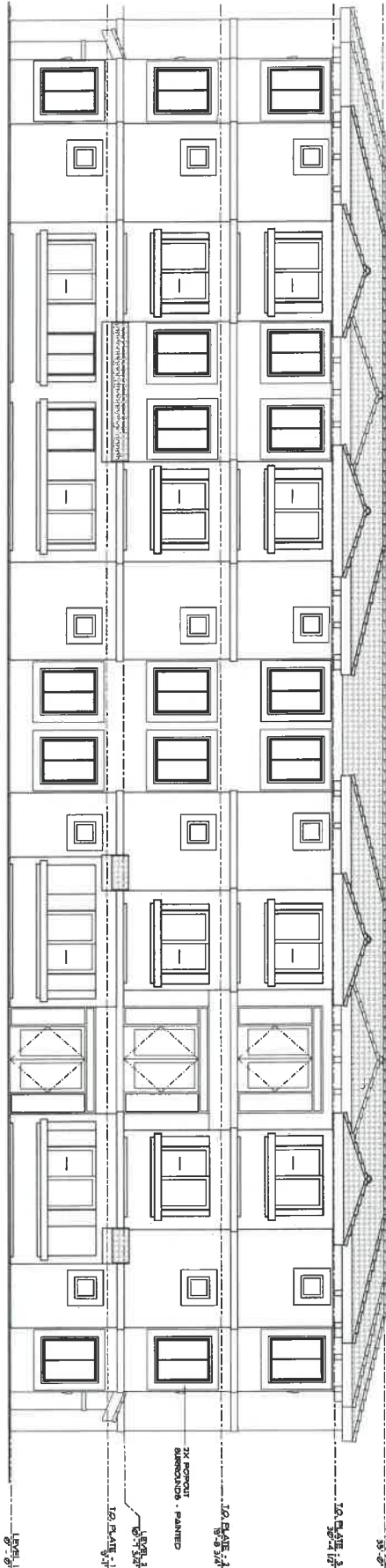
Life
RESIDENTIAL

PRELIMINARY
NOT FOR
CONSTRUCTION

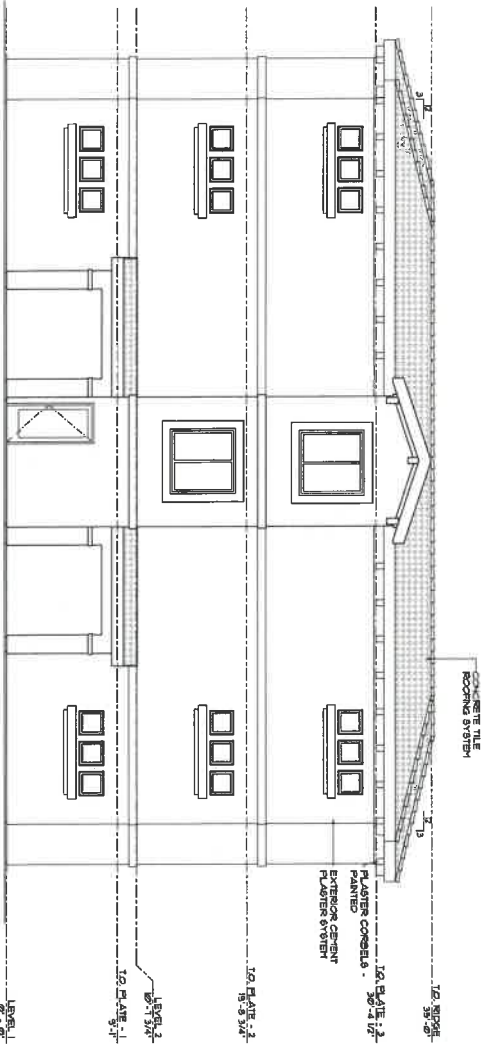
DC Petersen
PROFESSIONAL CONSULTANTS

9622 S. JONES BLVD., SUITE 110 LAS VEGAS, NV 89118 702-734-6393

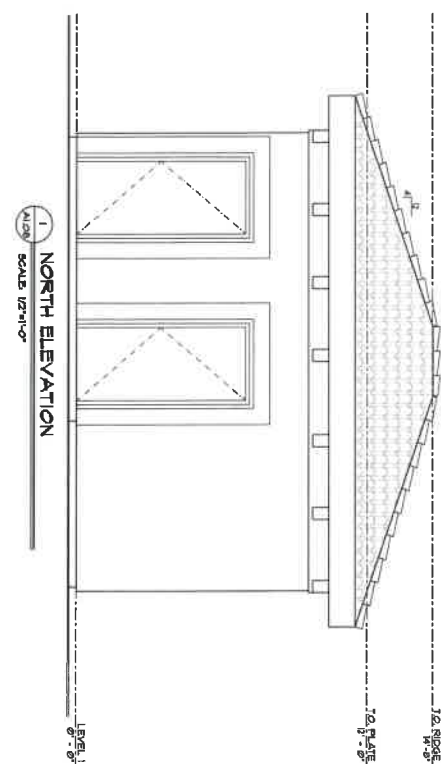
66.011



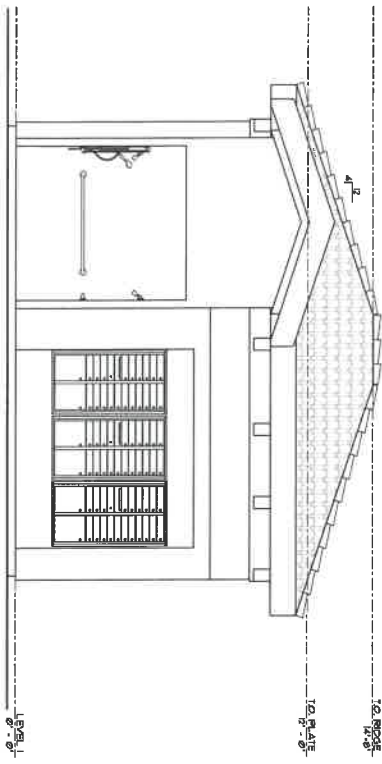
1 BLDG 1 EAST ELEVATION
 SCALE: 1/4"=1'-0"



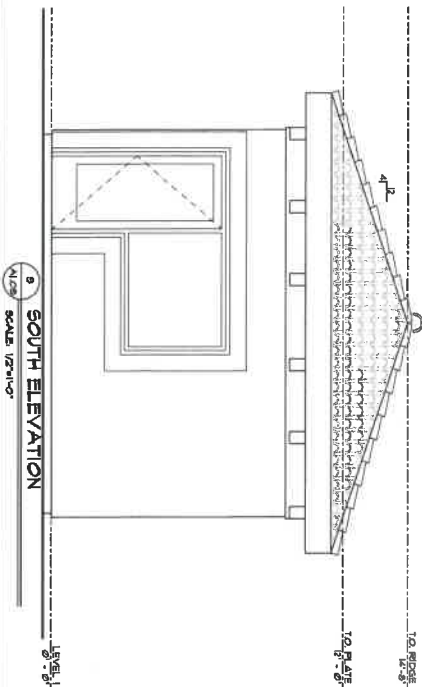
2 BLDG 1 NORTH - SOUTH ELEVATION
 SCALE: 1/4"=1'-0"



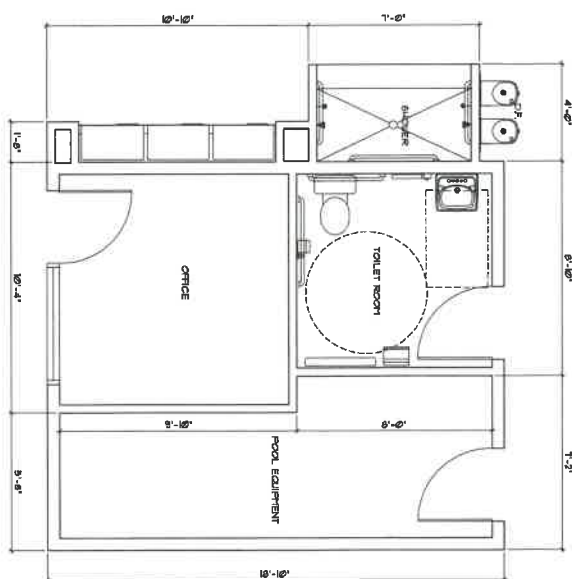
1
A120 NORTH ELEVATION
SCALE 1/2"=1'-0"



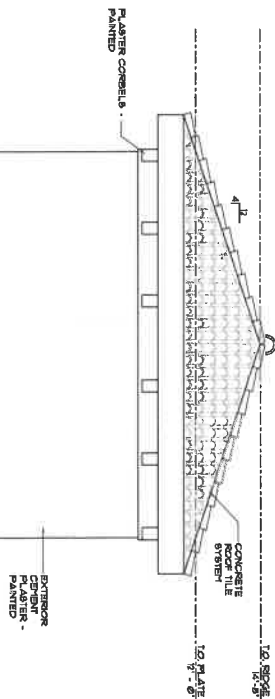
2
N 106
WEST ELEVATION
SCALE, 1/2"=1'-0"



SOUTH ELEVATION
SCALE: 1/2"=1'-0"



FLOOR PLAN
SCALE: 1/2"=1'-0"



4
N 08
EAST ELEVATION
SCALE: 1/2"=1'-0"

[illegible]

POOL BUILDING FLOOR PLAN AND EXTERIOR ELEVATIONS

**DIAMOND VALLEY
SENIOR LIVING**

CRAIG ROAD AND VALLEY DRIVE
NORTH LAS VEGAS, NEVADA

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CONSTRUCTION

DC Petersen
PROFESSIONAL CONSULTANTS

5052 S. JONES BLVD., SUITE 110 LAS VEGAS, NV 89118 702-734-9383

A.03



1
WEST ELEVATION
SCALE: 1/4"=1'-0"

TO PLATE 1
30" x 1 1/2"

TO LEVEL 1
21" x 1 1/2"

TO LEVEL 1
10" x 1 3/4"

TO GUNNING
5" x 10"

TO SLAB
8" x 8"

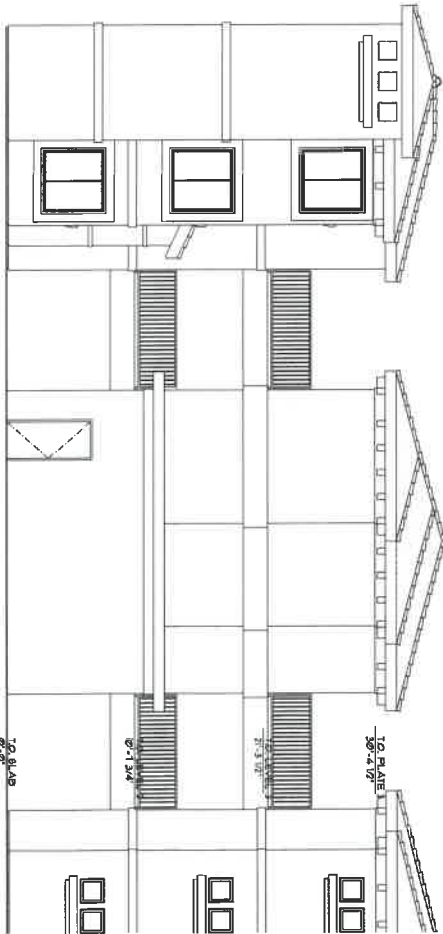


2
EAST ELEVATION
SCALE: 1/4"=1'-0"

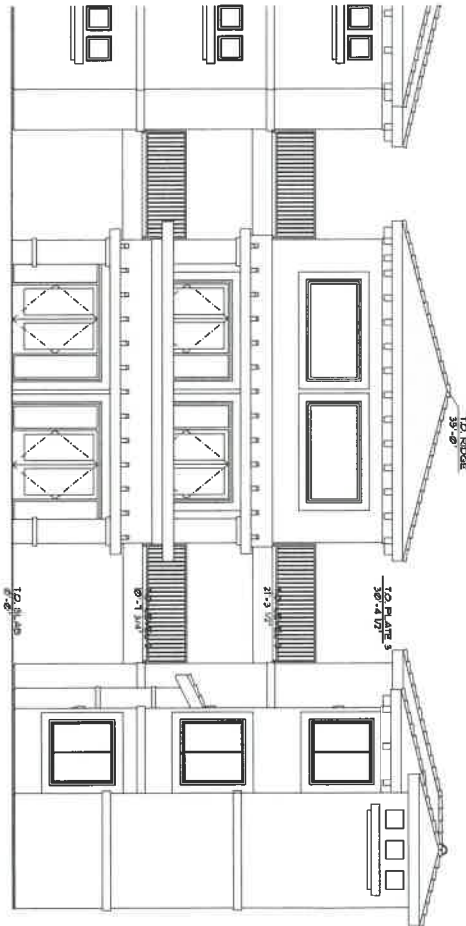
$$\frac{10 \text{ PLATE}}{30 - 4 \sqrt{2}}$$

5052 S. JONES BLVD. SUITE 110 LAS VEGAS, NV 89118 702-734-8393

46.04



4 NORTH ELEVATION
SCALE 1/8"=1'-0"



5 SOUTH ELEVATION
SCALE 1/8"=1'-0"

66.04.1

DATE:	12/21/2020
PROJECT NO:	14-12 DCP
DRAWN BY:	KCB
CHECKED BY:	REDACTED
REVISIONS:	
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

ACTIVITY CENTER
EXTERIOR ELEVATIONS

DIAMOND VALLEY
SENIOR LIVING
CRAIG ROAD AND VALLEY DRIVE
NORTH LAS VEGAS, NEVADA



PRELIMINARY
CONSTRUCTION

DC Petersen
PROFESSIONAL CONSULTANTS
8032 S. JONES BLVD, SUITE 110 LAS VEGAS, NV 89118 702-754-0363

[illegible]

CRAIG ROAD AND VALLEY DRIVE
NORTH LAS VEGAS, NEVADA

Life.
RESIDENTIAL

PRELIMINARY
NOT FOR
CONSTRUCTION

DC Petersen
PROFESSIONAL CONSULTANTS

5052 S. JONES BLVD. SUITE 110 LAS VEGAS, NV 89118 702-734-9363

From: [Richard Gallegos](#)
To: [Karen Graylin](#)
Subject: FW: Summary of Neighborhood meeting (petersen - craig/valley)
Date: Thursday, December 17, 2020 7:26:02 PM
Attachments: [image002.png](#)

here are some of the comments

Richard C. Gallegos
rgallegos@visiconlv.com



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Fax (702) 734-1695
Cell (702) 524-0054

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From: Jennifer Lazovich <JLazovich@kcnvlaw.com>
Sent: Thursday, December 17, 2020 6:01 PM
To: Richard Gallegos <rgallegos@visiconlv.com>; Ann Pierce <APierce@kcnvlaw.com>; Darren Petersen <dpetersen@visiconlv.com>
Subject: Summary of Neighborhood meeting (petersen - craig/valley)

The neighbors hate the three story, hate the project, prefer commercial, too much crime, traffic, light and noise.

That said, below are specific requests that were made:

*Increase height of the existing block wall (which isn't practical) or build a new CMU block wall adjacent to existing wall at a height of 8 feet.

*how can we ensure that there isn't any light pollution on to adjacent properties with our building lights or the lights under the covered parking areas? This is something we will be asked to address via condition by PC/Council.

*Can we agree to a condition to limit the hours at the Bocce ball court?

*Can we limit or eliminate any tall lights at Bocce ball court?

*We will agree to a condition that this project will be limited to persons 55 + years and older.

*Can we limit the hours of the outside deck area of the activity building?

Please advise.

Thanks.



Jennifer Lazovich
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Email: jlazovich@kcnvlaw.com

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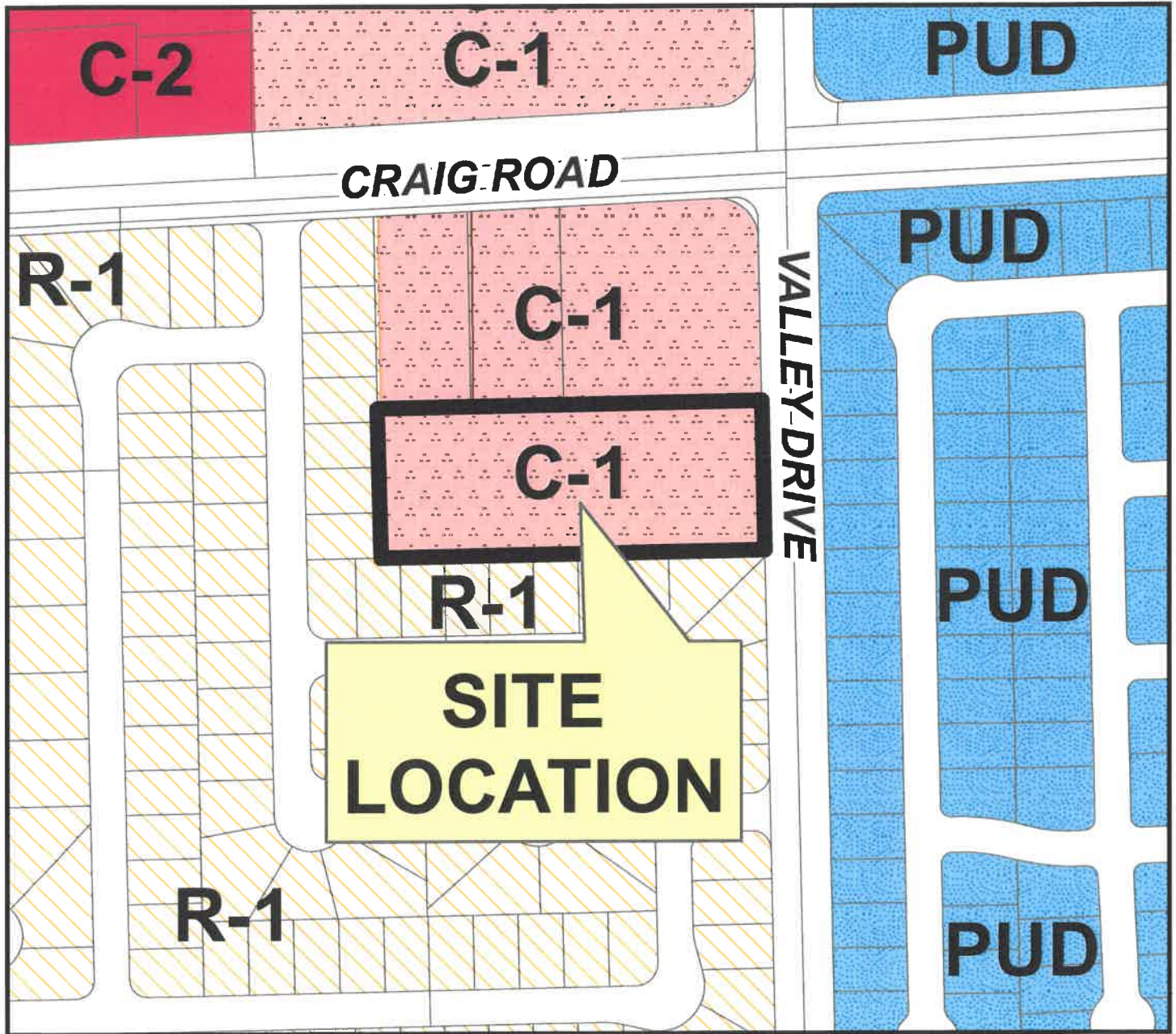
From: Richard Gallegos [<mailto:rgallegos@visiconlv.com>]
Sent: Thursday, December 17, 2020 4:20 PM
To: Ann Pierce; Darren Petersen
Cc: Jennifer Lazovich
Subject: RE: Neighborhood Meeting Doc's

Hi Ann,
Thank you very much.
We look forward to the summary so we can start addressing the valid comments/concerns.



THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: Life Residential LLC
Application Type: Property Reclassification
Request: From C-1 (Neighborhood Commercial District) to a PUD / PID
(Planned Unit Development District / Planned Infill Development District),
Consisting of a 59-Lot, Multi-Family Development
Project Info: West of Valley Drive, approximately 270 feet south of Craig Road
Case Number: ZN-34-2020 2/18/2021

