

CITY OF NORTH LAS VEGAS

INTEROFFICE MEMORANDUM

To: Robert Eastman, Planning Manager, Land Development & Community Services
From: Duane McNelly, Land Development Coordinator, Department of Public Works
Subject: ZN-17-2021 **Fullerton Cove**
Date: June 07, 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. 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.
4. 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.
5. 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.
6. All driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Numbers 222.1 and 222.
7. 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. Dorrell Lane (sidewalk)
 - b. Revere Street
8. The public street geometrics and thickness of the pavement sections will be determined by the Department of Public Works.

9. All offsite improvements must be complete prior to final inspection of the first home/building.
10. 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.
11. The property owner is required to grant roadway easements where public and private streets intersect.
12. The property owner is required to grant a public pedestrian access easement for sidewalk located within a common element, or on private property, when that sidewalk is providing public access adjacent to the right-of-way.

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>.



Duane McNelly, Land Development Coordinator
Department of Public Works

**REVISED
6/14/2021**

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

June 1, 2021

Via email:

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 for Insight
Park Highlands Development Agreement
APN: 124-21-510-002 and 124-16-710-004**

Dear Robert:

As you know, our office represents Richmond American Homes with respect to its proposed single family development within Insight Park Highlands generally located at the 215 and Revere. In April of 2018, a development agreement for Insight Park Highlands was approved by the City of North Las Vegas. At the time, there was R-4 residential and C-2 commercial planned on what is known as the "Insight Parcel South" located at the southwest corner of the 215 and Revere. The applicant and property owner would like to amend the Insight Parcel South to allow single family residential instead of the contemplated R-4 multifamily. Also, the property owner has requested some additional amendments to the development agreement as outlined herein. The parcel to the north is not included in this request but is a part of the aforementioned development agreement.

A. Major Modification to Change the Land Use Plan for the Insight Parcel South and Amend Other Exhibits

Please consider the property owner and applicant's request for a Major Modification to amend the Insight Land Use Plan, specifically the Insight Parcel South to Single-Family Medium (up to 13 du/acre) and Community Commercial. *See attached* Revised Exhibit D. This change will allow Richmond American Homes to develop the western portion of the Insight Parcel South with single family homes instead of multifamily while retaining the proposed commercial on the eastern portion of the Insight Parcel South and the Mixed Use on the Insight Parcel North. The property owner would also like to amend the Insight Development Standards as shown on Exhibit A. *See attached* Revised Exhibit A. Lastly, the legal descriptions in Exhibits C and D have been updated and the property owner and applicant have agreed to apply the updated Title 16 and 17. *See attached* Revised Exhibits C, D and E.

The applicant and property owner have also requested that this major modification approve the following:

- The final development plan for the requested PUD shall be administratively approved by the North Las Vegas Planning Department.
- The landscape buffer between the requested PUD and the proposed commercial on the Insight Parcel South shall be 15 feet instead of 20 feet.
- The maximum signage allowed shall be 10 feet above the highest elevation of the overpass at Revere.
- The new Effective Date shall upon approval by City Council.

B. Zone Change on a Portion of the Insight Parcel South to PUD

In addition to the request for a Major Modification, the applicant is requesting a zone change to a PUD to allow the development of 250 detached, single-family residential homes at approximately 7.35 units per acre. Richmond American Homes is proposing two different product types in the community which are all two story homes. Access to the project will be from Dorrell and Revere through the proposed commercial development. There is ample open space that will be amenitized (approximately 141,219 square feet) for the residents of the community. The proposed zone change is appropriate and compatible with the surrounding area considering there are single family homes immediately to the west of the proposed project. This zoning category will act as a good transition from the single family homes to the west and the future commercial development along Revere.

C. Tentative Map

Concurrent with the major modification and zone change, the applicant is requesting approval of a tentative map. As outlined above, the applicant is proposing a single family detached project with access points on both Dorrell and Revere through the proposed commercial development. The overall acreage of the residential portion is approximately 34 acres and the proposed density is 7.35 units per acre. There is ample open space within the community with 141,219 square feet where 125,000 square feet is required. The detached single family homes are more compatible than the currently planned R-4 residential.

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

FULLERTON COVE TASK FORCE SITE PLAN



Westwood

Project: 1703 244-500
 Tel/Fax: (888) 827-6150
 400 Westwood Blvd, Suite 100
 Westwood Professional Services, Inc.

RICHMOND
AMERICAN HOMES

DATE: MAY 13, 2021
 SCALE: 1/8" = 1'-0"
 PROJECT #244-500

PROJECT INFORMATION

OWNER: RICHMOND AMERICAN HOMES, LLC
 PROJECT: 1703 244-500
 SITE: 1703 244-500
 DATE: MAY 13, 2021

LEGEND

PROPOSED SETBACKS

PROPOSED SETBACKS

PROPOSED SETBACKS

ENGINEER

1703 244-500
 1703 244-500
 1703 244-500

THE OLEANDER

Approx. 1,800 sq. ft. | 2 stories | 3-4 bedrooms | 2-car garage | Plan #L180



ELEVATION D

ABOUT THE OLEANDER

The Oleander offers an impressive main-floor layout anchored by a great and dining room. Upstairs amenities are equally dazzling, boasting a master suite with walk-in closet and optional deluxe bath and a loft that can be converted into an extra bedroom.



ELEVATION A



ELEVATION B



ELEVATION C

THE LANTANA

Approx. 1,600 sq. ft. | 2 stories | 3 bedrooms | 2-car garage | Plan #L160



ELEVATION D

ABOUT THE LANTANA

The Lantana plan offers a spacious main floor with a great room, a built-in pantry, and ample storage space. Upstairs, you'll find three inviting bedrooms, including a master suite with walk-in closet. Options include a loft and a deluxe master bath.



ELEVATION A



ELEVATION B



ELEVATION C

THE HIBISCUS

Approx. 1,900 sq. ft. | 2 stories | 3-4 bedrooms | 2-car garage | Plan #L19E



ELEVATION D

ABOUT THE HIBISCUS

A distinctive side entrance welcomes you to this Hibiscus home. The spacious great room and dining room offer the perfect layout for entertaining. The upstairs loft can be extended. The laundry room is also on the second floor, for ultimate convenience.



ELEVATION A



ELEVATION B



ELEVATION C

THE BOXWOOD

Approx. 1,790 sq. ft. | 2 stories | 3-4 bedrooms | 2-car garage | Plan #L17E



ELEVATION D

ABOUT THE BOXWOOD

The Boxwood features a convenient powder room near the main entry. Also on the main floor is an open great room and kitchen with center island and a dining area overlooking the backyard. The laundry room is conveniently located upstairs, along with three bedrooms and a loft that can become a fourth bedroom. The master suite has a private bath and balcony.



ELEVATION A



ELEVATION B



ELEVATION C

THE ALDER

Approx. 1,470 sq. ft. | 2 stories | 3 bedrooms | 2-car garage | Plan #L148



ELEVATION D

ABOUT THE ALDER

The Alder plan offers an open main floor that includes spaces for a great room. Upstairs, you'll find three inviting bedrooms, including a master suite with walk-in closet and private bath. Options include a covered patio and deluxe master bath.



ELEVATION A



ELEVATION B



ELEVATION C

THE MADISON

Approx. 2,450 sq. ft. | 2 stories | 3-5 bedrooms | 2-car garage | Plan #L245



ELEVATION D

ABOUT THE MADISON

Emphasizing comfort and convenience, the Madison plan features a spacious main floor anchored by an inviting great room that faces the gourmet kitchen with center island. The formal dining room can be converted to an extra bedroom, and an optional covered patio is available. Upstairs, you'll find an elegant master suite with an oversized walk-in closet, and a versatile loft, which can be optioned as an additional bedroom.



ELEVATION A



ELEVATION B



ELEVATION C

THE LAWSON

Approx. 2,300 sq. ft. | 2 stories | 3-5 bedrooms | 2-car garage | Plan #L609



ELEVATION D

ABOUT THE LAWSON

The main floor of the Lawson plan offers a formal dining room, a spacious great room and a quiet study that can be optioned as an extra bedroom with full bath. You'll also appreciate the open kitchen with center island and gourmet features. Upstairs, you'll find a convenient laundry, a versatile loft and three generous bedrooms, including the elegant master suite with optional sitting room. Personalize this plan with an optional covered patio, deluxe master bath and more.



ELEVATION A



ELEVATION B



ELEVATION C

THE LENNON

Approx. 2,770 sq. ft. | 2 stories | 3-6 bedrooms | 2-car garage | Plan #W592



ELEVATION J

ABOUT THE LENNON

The main floor of the Lennon boasts an expansive great room and a charming kitchen with center island and optional gourmet and chef's features. The adjacent dining room overlooks a covered patio, and the quiet study can be converted to an extra bedroom. Upstairs, discover a versatile loft and a luxurious master suite with optional sitting room.



ELEVATION G



ELEVATION H

THE LYONEL

Approx. 2,500 sq. ft. | 2 stories | 3-4 bedrooms | 2-car garage | Plan #T628



ELEVATION C - SHOWN W/OPT. STONE

ABOUT THE LYONEL

This exceptional two-story floor plan boasts a convenient main-floor master suite, with a walk-in closet and a private bath with optional double sinks and an optional walk-in shower. Additional main-floor highlights include an open kitchen with a charming dining area, as well as a great room with an optional fireplace and access to a relaxing covered patio, offering your choice of multi-slide or center-meet doors. Upstairs, a generous loft with an optional built-in tech center provides ample space for an additional hangout or work room, and can be optioned as an extra bedroom if needed. Storage space, a full bath with optional double sinks and two more bedrooms—each with a walk-in closet—are also located on the second floor. More options: gourmet kitchen, third bathroom, laundry room.



ELEVATION A



ELEVATION B - SHOWN W/OPT. STONE

Neighborhood Meeting Summary
Revere/215
June 1, 2021

A virtual neighborhood meeting was held for the above project on June 1, 2021. Stephanie Allen from Kaempfer Crowell and Angela Pinley from Richmond American Homes attended the meeting on behalf of the developer.

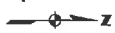
Approximately eleven (11) neighbors were in attendance. Stephanie Allen presented the project. The neighbors asked questions about grading, timing, if the project would be gated and previous applications for the property. The neighbors were pleased that the parcel was being changed from multi-family to single family while maintaining some commercial area.

NOTES

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



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

Briana Johnson - Assessor

PARCEL BOUNDARY	CONCOMITUM UNIT	007 ROAD PARCEL NUMBER
SUB BOUNDARY	AIR SPACE PCL	001 PARCEL NUMBER
PMLD BOUNDARY	RIGHT OF WAY PCL	1.00 ACREAGE
MATCH/LEADER LINE	SUB-SURFACE PCL	202 PARCEL, SUB/SEG NUMBER
HISTORIC LOT LINE		24-24-PLAT RECORDING NUMBER
HISTORIC PMLD BOUNDARY		5 LOT NUMBER
SECTION LINE		5 LOT NUMBER
		5 LOT NUMBER

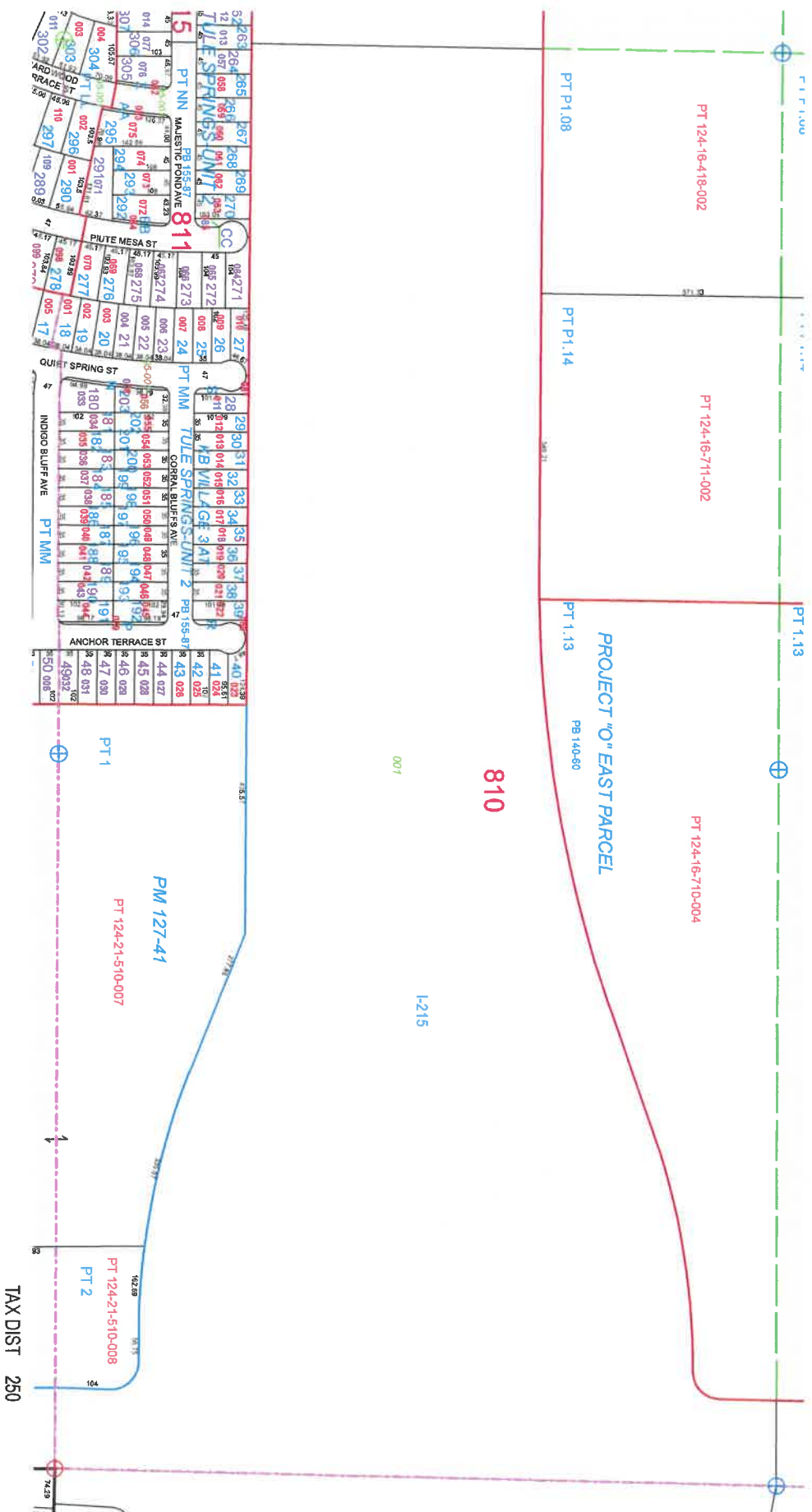
BOOK T19S R61E

100	101	102
125	124	123
138	139	140

Scale: 1" = 200'

6	5	4	3	2	1
7	8	9	10	11	12
13	17	16	15	14	13
19	20	21	22	23	24
20	29	28	27	26	25
31	32	33	34	35	36

MAP	S2SE4
8	4
5	1
6	2
7	3
8	4
5	1



This map is for assessment use only and does NOT represent a survey.
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USE THIS SCALE/FIN WHEN MAP REDUCED FROM 11X17 ORIGINAL.

MAP LEGEND

- PARCEL BOUNDARY
- PLMD BOUNDARY
- ROAD EASEMENT
- HATCH / LEADER LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- SECTION LINE
- CONDOMINIUM UNIT
- AIR SPACE PCL
- RIGHT OF WAY PCL
- SUB-SURFACE PCL
- 007 ROAD PARCEL NUMBER
- 001 PARCEL NUMBER
- 100 ACREAGE
- 202 PARCEL SUBSEQ NUMBER
- P8 24-45 PLAT RECORDING NUMBER
- 5 LOT NUMBER
- 5.5 GOV LOT NUMBER

BOOK

T19S R61E

SEC

21

MAP

N 2 NE 4

100

101

102

125

124

123

138

139

140

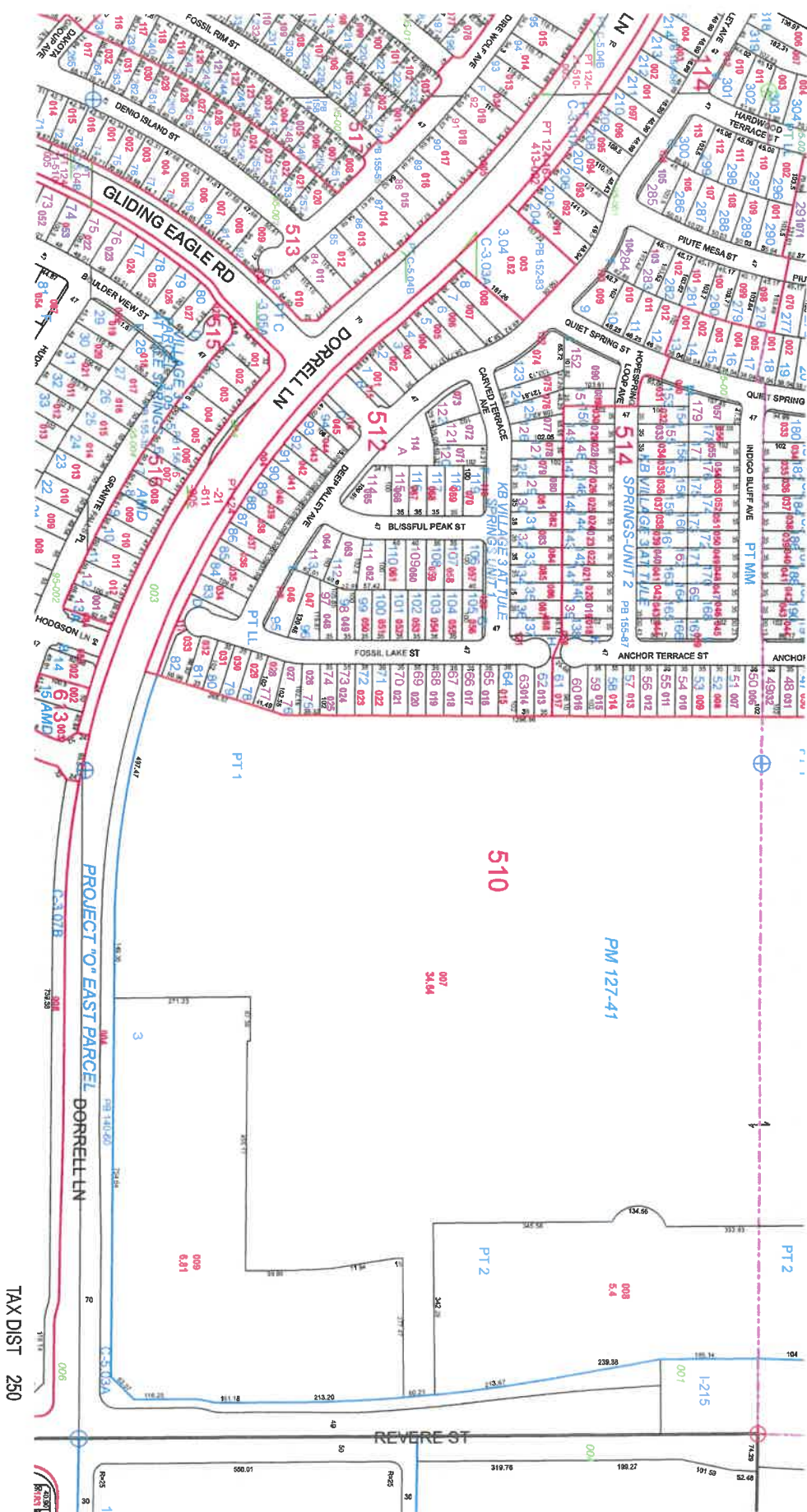
Scale: 1" = 200'

SEC.
21

6	5	4	3	2	1
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	33	34	35	36

Rev: 6/22/2021

MAP		N 2 N E 4	
8	4	8	4
6	1	5	1
8	2	6	2
7	3	7	3
8	4	8	4
5	1	5	1



TAX DIST 250