

CITY OF NORTH LAS VEGAS

INTEROFFICE MEMORANDUM

To: Robert Eastman, Planning Manager, Land Development & Community Services Dept.
From: Duane McNelly, Land Development Coordinator, Department of Public Works
Subject: SPR-05-2021 **Centennial & North 5th Apartments**
Date: August 16, 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. Conformance may require modifications to the site plan.
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 and 225.
5. The public street geometrics and thickness of the pavement sections will be determined by the Department of Public Works.
6. Building numbering shall be in accordance with the North Las Vegas Street Naming and Address Assignment Standards.
7. 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.
8. Dedication and construction of the following streets and/or half streets is required per the Master Plan of Streets and Highways and/or City of North Las Vegas Municipal Code section 16.24.100:
 - a. North 5th Street
 - b. Centennial Pkwy
 - c. Rome Blvd

9. North 5th Street shall be designed in accordance with the *City of North Las Vegas Uniform Standard Drawings for North 5th Street Improvements*.
10. The City of North Las Vegas reserves the right to modify the median along North 5th Street at any time in the future thereby changing access on Rome Street to right in-right out only.
11. Right-of-way dedication and construction of a flared intersection, including a right turn lane, is required at Centennial Pkwy and N. 5th Street per the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 201.1 and 245.1.
12. Rome Boulevard shall be designed and constructed per the *City of North Las Vegas 60' Standard Street Section with Offset Sidewalk*.
13. 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.
14. A revocable encroachment permit for landscaping within the public right of way is required.
15. The property owner is required to grant a roadway easement for commercial driveway(s).
16. Property owner to grant a 5' PUE along property boundary adjacent to public right of way.
17. 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.

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.



Duane McNelly, Land Development Coordinator
Department of Public Works

**KAEMPFER
CROWELL**

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July 13, 2021

VIA UPLOAD

NORTH LAS VEGAS COMPREHENSIVE PLANNING DEPARTMENT
2250 Las Vegas Blvd. North
North Las Vegas, Nevada 89106

**Re: *Justification Letter – Amendment to Master Plan; Zone Change;
Site Plan Review for Multi-Family Development; and Waiver of
Development Standards to (1) Reduce Parking and (2) Reduce Rear
Landscaping Width
N 5th Street and Centennial Parkway
APNs: 124-23-401-001***

To Whom It May Concern:

This firm represents the Applicant in the above referenced matter. The Applicant is proposing to develop a 422 unit multi-family development on 20.4 gross acres of property located at the northeast corner of N 5th and Centennial Parkway (the "Site"). The Site is more particularly described as Assessor's Parcel Number's 124-23-401-001. On or about October 19, 2005, the City of North Las Vegas City Council approved ZN-65-05 by adopting Ordinance No. 2190 (the "PUD"). The approved PUD contemplates a minimum of 74,800 square feet of commercial development and a maximum of 400 multi-family units on the Site. Due to the commercial development in the area including large scale commercial developments along N 5th Street between the 215 and Rome Boulevard, the need for additional commercial development has dissipated. With the existing commercial development, the demand for residential development is greater. Therefore, the Applicant is seeking to develop a multi-family development over the entire Site.

AMENDMENT TO MASTER PLAN AND ZONE CHANGE

The current master plan for the Site is Commercial Mixed Use. The Applicant is requesting to amend the master plan to Multi-Family ("MF"). The current zoning is PUD. The Applicant is requesting a zone change to R-3, which is the zoning district consistent with an MF master plan designation. An amendment to the master plan to MF and a zone change to R-3 are appropriate for the following reasons:

- (1) N 5th Street is designed to accommodate commercial and higher density residential traffic,
- (2) Due to the developing and existing large scale commercial developments along N 5th Street, a multi-family development is compatible,

- (3) The proposed amendment to the master plan and zone change are less dense and intense than the approved PUD which permits 74,000 square feet of commercial development and 400 multi-family units. Therefore, the proposed project is less impactful on the area than the currently approved PUD project.

As such, a change to the master plan to MF and a zone change to R-3 are compatible to the existing developments in the area.

SITE PLAN REVIEW FOR A MULTI-FAMILY RESIDENTIAL DEVELOPMENT

With the removal of the commercial aspect of the development, the Applicant is requesting to slightly increase the unit count from 400 units to 422 units. The proposed new site plan layout allows the Applicant to better disperse the apartment buildings footprint and, in actuality, make the proposed development less intense over the entire 20.4 gross acres. Access to the Site is from N 5th Street. The proposed development is gated with residential gates located to the north and south of the entrance to the Site. There is an emergency crash gate proposed at the southeast corner of the Site to Centennial Parkway. The office, clubhouse, and pool area are located in the middle of the Site. There will be additional programmable open space areas for the northern third of the Site and southern third of the Site. The clubhouse will offer additional amenities such as a gym, yoga room, and conference and business center rooms. The Applicant is proposing three-story, approximately 40' tall multi-family buildings. The unit mixture is as follows: 150 one-bedroom units, 254 two-bedroom units, and 18 three-bedroom units. There will also be eight (8) five (5) car garage units along the east property line.

WAIVERS OF DEVELOPMENT STANDARDS

- **Reduce Parking**

For 422 multi-family units, the required parking is 884 parking. Here, the Applicant is requesting a 10% reduction or to provide a minimum of 796 parking spaces. Concurrent with the submittal of this application, the Applicant performed and submitted to the City of North Las Vegas Public Works Department a Parking Demand Analysis. Pursuant to the parking analysis, the conclusion is that even at 10% reduction (providing 796 parking spaces), the Site is still 20% over parked. Agreeing with the analysis, the Public Works Department issued an approval letter, dated June 16, 2021, approving the 10% parking reduction. Additionally, a reduction in parking is appropriate for the following reasons: (1) the Site is located within walking distance numerous commercial uses, (2) with the advent of Uber, Lyft and other ridesharing options tenants are less reliant owning their mode of transportation, and (3) the Site is on N 5th Street where public transportation is available.

With respect to the compensating benefit, the Applicant, in accordance with Table 17.12-2, (1) has increased the number of street trees by 25% and (2) has increased the number of bicycle spaces by 100% by providing 212 spaces where 106 spaces are required, in accordance with 17.24.040(3).

Therefore, a 10% parking reduction will not have a negative impact on the Site because (1) the parking study confirms that the number of parking spaces required makes the Site viable and (2) the Applicant has provided two (2) compensating benefits.

- **Reduce Rear Landscaping Width (East Property Line)**

Along the east property line, the Applicant is proposing to develop 8 garage building units. The garage buildings are setback approximately 5' from the east property line in conformance with the building setback requirement. The required landscape width along the east property line is 10'. The landscape width is 10' except where the garage buildings are located. The Applicant is requesting to reduce the landscape width to 5' only between the garage buildings locations and the east property line.

With respect to the compensating benefit, the Applicant, in accordance with Table 17.12-2, (1) has increased the required ground cover along the east property line by 25% and (2) has increased the on-site pedestrian amenities by providing three (3) separate large, programmable open space areas and has exceeded the amount of open space by nearly 32,000 square feet.

We thank you in advance for your time and consideration of this matter. Should you have any questions or concerns, please feel free to contact me.

Sincerely,

KAEMPFER CROWELL








Anthony J. Eccles

AJC

All planting areas to be provided with decomposed granite ground cover. Adobe Red and/or Mojave Gold in color - 2" deep and size to be 3/4" screened over 6 mill Visqueen for weed protection. Desert Landscapes areas to be provided with rock ground cover - 6" deep and size to be varying from 1" crushed gravel to 12" river rocks - over 6 mill Visqueen for weed protection. Except for those simply annual resident development, all required plants shall be of material selected from the plant list in the Southern Nevada Regional planning coalition's regional plant list, except that annual and perennial flowers are permitted. Any plant listed on the Nevada State Department of Agriculture's Noxious weed list as shown in NMAC section 555.070 is expressly prohibited.

landscape plan shown is purely conceptual, final plans will be prepared by a licensed design/build contractor to satisfy Las Vegas requirements for landscape and irrigation. Landscape irrigation drip system to be provided, landscape irrigation details to be designed by others.

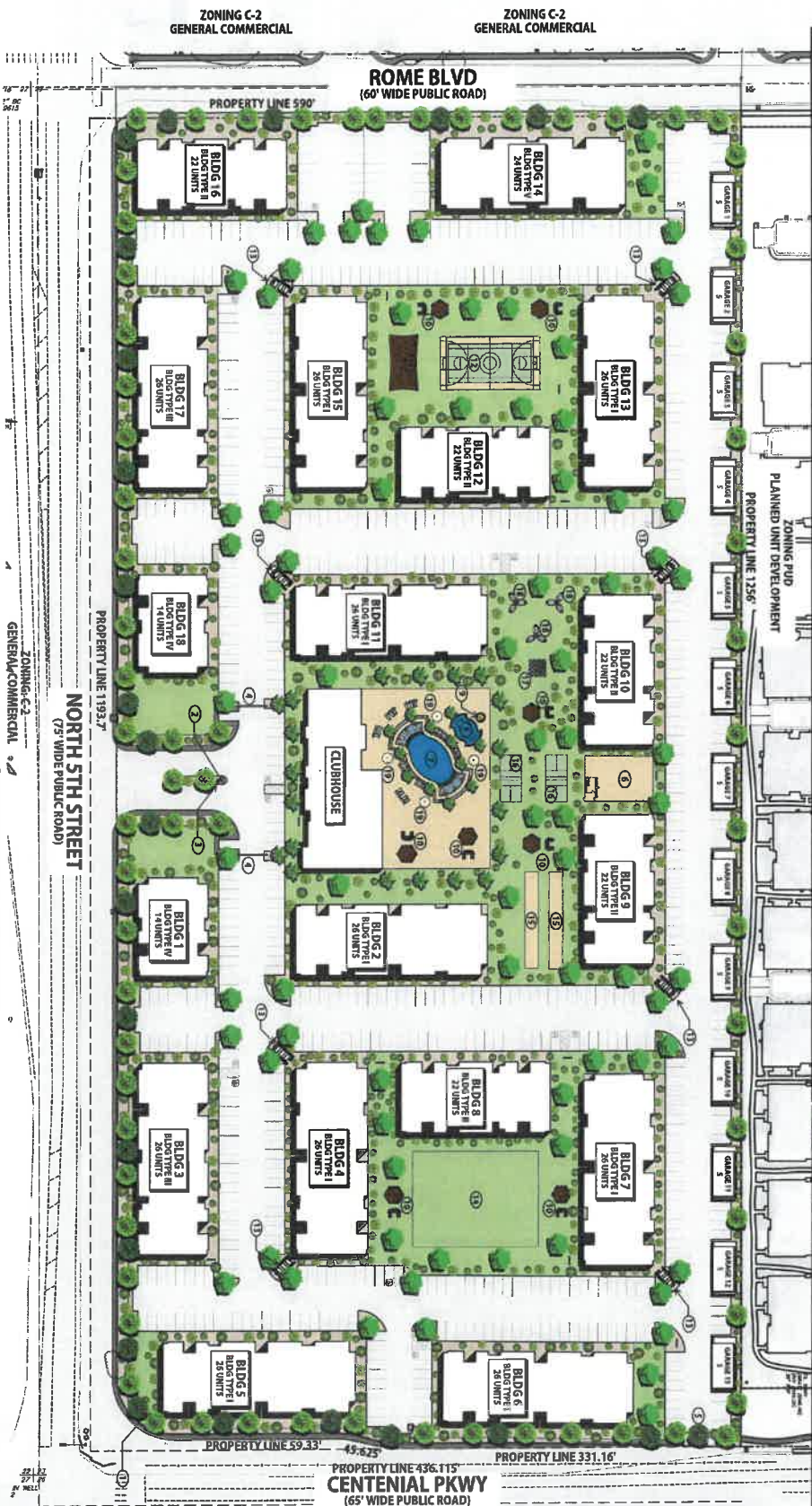
Increase of 25% in number of street trees per Section 17.64.060.E.4

TREES/PLANT SCHEDULE				
SYMBOL	QTY.	SIZE	SCIENTIFIC NAME	COMMON NAME
		24" BOX	LEUSTRUM TERNANUM	WAXLEAF PLANT(STANDARD)
		36" BOX	ABRUSUS UNEDU	STRAWBERRY TREE
		5 GAL.	AGAPANTHUS AFRICANUS	LILY OF THE NILE
		5 GAL.	LEUSTRUM SP.	WAXLEAF PLANT
		5 GAL.	NANDINA DOMESTICA	HEAVENLY BAMBOO
		24" BOX	WASHINGTON ROBUSTA	MEXICAN FAN PALM



1. PROJECT IDENTIFICATION SIGN BY:

1. DETECTOR
2. TAIL BOAT
3. AIR HOSE ROLLING GATE
4. HOIST AND RIGGING GATE
5. PEDESTRIAN GATE ACCESS
6. DOG PARK
7. POOL
8. SPA
9. FIREPT
10. CABANAS AND BBQ
11. PATIO/LLN
12. OPTIUNAL BASKETBALL COURT AND 4 MAN SOCCER FIELD
13. CLOSET
14. 5 VS 5 SOCCER FIELD
15. BOCCIE BALL COURT
16. PICKLEBALL COURT
17. GIANT CHEST
18. TRIPLE HAMMOCK
19. DAYBED

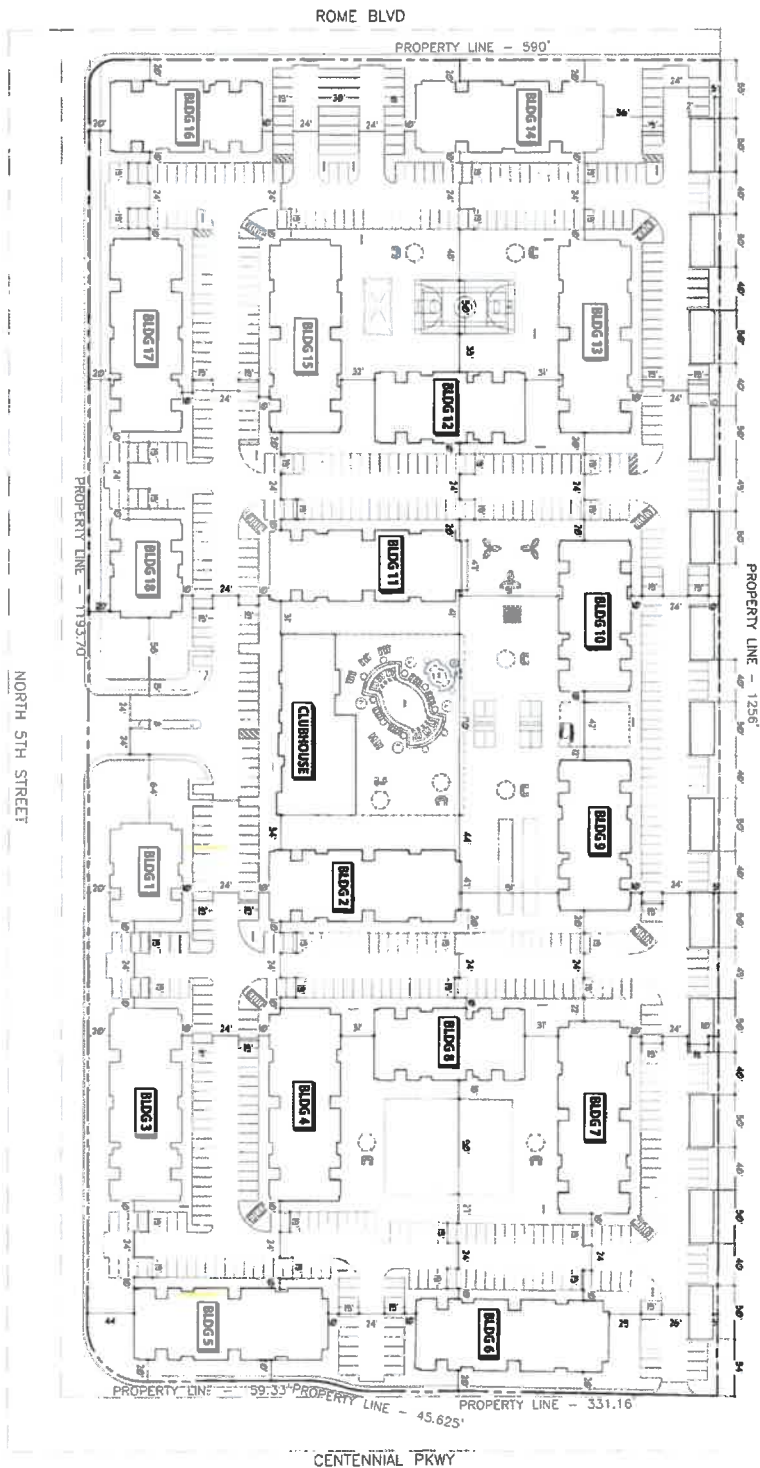




ZONING: GENERAL C-2 Proposed: R3 Residential - Medium Density APN: No.s 124-23-401-001		PLANNED UNIT DEVELOPMENT Proposed: R3 Residential - Medium Density APN: No.s 124-23-401-001	
RESIDENTIAL AREA: Parcel Net Area 794,307 GSF 16.49 Acres		RESIDENTIAL AREA: Parcel Net Area 794,307 GSF 16.49 Acres	
RESIDENTIAL AREA: Parcel Gross Area 888,794 GSF 20.40 Acres		RESIDENTIAL AREA: Parcel Gross Area 888,794 GSF 20.40 Acres	
Net (Bareable) Square Footage: 418,312		Net (Bareable) Square Footage: 418,312	

BUILDING AREAS:		BUILDING AREAS:	
Building Type 1 # of Building Total	30,593 GSF 8 244,740 GSF	Garage Building # of Building Total	1,100 GSF 13 14,300 GSF
Building Type 2 # of Building Total	23,381 GSF 5 116,596 GSF	Chimney Building # of Building Total	14,885 GSF 1 14,885 GSF
Building Type 3 # of Building Total	31,274 GSF 2 62,548 GSF	Total Building Areas: 514,536 GSF	
Building Type 4 # of Building Total	15,648 GSF 2 31,297 GSF	Total Building Areas: 514,536 GSF	
Building Type 5 # of Building Total	25,860 GSF 1 25,860 GSF	Total Building Areas: 514,536 GSF	

PARKING REQUIREMENTS		PARKING REQUIREMENTS	
1.5	150	2.5	225
2.0	200	3.0	300
2.5	250	3.5	375
3.0	300	4.0	450
3.5	375	4.5	525
4.0	400	5.0	600
4.5	450	5.5	675
5.0	500	6.0	750
5.5	575	6.5	825
6.0	600	7.0	900
6.5	675	7.5	975
7.0	700	8.0	1,050
7.5	775	8.5	1,125
8.0	800	9.0	1,200
8.5	875	9.5	1,275
9.0	900	10.0	1,350
9.5	975	10.5	1,425
10.0	1,000	11.0	1,500
10.5	1,075	11.5	1,575
11.0	1,100	12.0	1,650
11.5	1,175	12.5	1,725
12.0	1,200	13.0	1,800
12.5	1,275	13.5	1,875
13.0	1,300	14.0	1,950
13.5	1,375	14.5	2,025
14.0	1,400	15.0	2,100
14.5	1,475	15.5	2,175
15.0	1,500	16.0	2,250
15.5	1,575	16.5	2,325
16.0	1,600	17.0	2,400
16.5	1,675	17.5	2,475
17.0	1,700	18.0	2,550
17.5	1,775	18.5	2,625
18.0	1,800	19.0	2,700
18.5	1,875	19.5	2,775
19.0	1,900	20.0	2,850
19.5	1,975	20.5	2,925
20.0	2,000	21.0	3,000
20.5	2,075	21.5	3,075
21.0	2,100	22.0	3,150
21.5	2,175	22.5	3,225
22.0	2,200	23.0	3,300
22.5	2,275	23.5	3,375
23.0	2,300	24.0	3,450
23.5	2,375	24.5	3,525
24.0	2,400	25.0	3,600
24.5	2,475	25.5	3,675
25.0	2,500	26.0	3,750
25.5	2,575	26.5	3,825
26.0	2,600	27.0	3,900
26.5	2,675	27.5	3,975
27.0	2,700	28.0	4,050
27.5	2,775	28.5	4,125
28.0	2,800	29.0	4,200
28.5	2,875	29.5	4,275
29.0	2,900	30.0	4,350
29.5	2,975	30.5	4,425
30.0	3,000	31.0	4,500
30.5	3,075	31.5	4,575
31.0	3,100	32.0	4,650
31.5	3,175	32.5	4,725
32.0	3,200	33.0	4,800
32.5	3,275	33.5	4,875
33.0	3,300	34.0	4,950
33.5	3,375	34.5	5,025
34.0	3,400	35.0	5,100
34.5	3,475	35.5	5,175
35.0	3,500	36.0	5,250
35.5	3,575	36.5	5,325
36.0	3,600	37.0	5,400
36.5	3,675	37.5	5,475
37.0	3,700	38.0	5,550
37.5	3,775	38.5	5,625
38.0	3,800	39.0	5,700
38.5	3,875	39.5	5,775
39.0	3,900	40.0	5,850
39.5	3,975	40.5	5,925
40.0	4,000	41.0	6,000
40.5	4,075	41.5	6,075
41.0	4,100	42.0	6,150
41.5	4,175	42.5	6,225
42.0	4,200	43.0	6,300
42.5	4,275	43.5	6,375
43.0	4,300	44.0	6,450
43.5	4,375	44.5	6,525
44.0	4,400	45.0	6,600
44.5	4,475	45.5	6,675
45.0	4,500	46.0	6,750
45.5	4,575	46.5	6,825
46.0	4,600	47.0	6,900
46.5	4,675	47.5	6,975
47.0	4,700	48.0	7,050
47.5	4,775	48.5	7,125
48.0	4,800	49.0	7,200
48.5	4,875	49.5	7,275
49.0	4,900	50.0	7,350
49.5	4,975	50.5	7,425
50.0	5,000	51.0	7,500
50.5	5,075	51.5	7,575
51.0	5,100	52.0	7,650
51.5	5,175	52.5	7,725
52.0	5,200	53.0	7,800
52.5	5,275	53.5	7,875
53.0	5,300	54.0	7,950
53.5	5,375	54.5	8,025
54.0	5,400	55.0	8,100
54.5	5,475	55.5	8,175
55.0	5,500	56.0	8,250
55.5	5,575	56.5	8,325
56.0	5,600	57.0	8,400
56.5	5,675	57.5	8,475
57.0	5,700	58.0	8,550
57.5	5,775	58.5	8,625
58.0	5,800	59.0	8,700
58.5	5,875	59.5	8,775
59.0	5,900	60.0	8,850
59.5	5,975	60.5	8,925
60.0	6,000	61.0	9,000
60.5	6,075	61.5	9,075
61.0	6,100	62.0	9,150
61.5	6,175	62.5	9,225
62.0	6,200	63.0	9,300
62.5	6,275	63.5	9,375
63.0	6,300	64.0	9,450
63.5	6,375	64.5	9,525
64.0	6,400	65.0	9,600
64.5	6,475	65.5	9,675
65.0	6,500	66.0	9,750
65.5	6,575	66.5	9,825
66.0	6,600	67.0	9,900
66.5	6,675	67.5	9,975
67.0	6,700	68.0	10,050
67.5	6,775	68.5	10,125
68.0	6,800	69.0	10,200
68.5	6,875	69.5	10,275
69.0	6,900	70.0	10,350
69.5	6,975	70.5	10,425
70.0	7,000	71.0	10,500
70.5	7,075	71.5	10,575
71.0	7,100	72.0	10,650
71.5	7,175	72.5	10,725
72.0	7,200	73.0	10,800
72.5	7,275	73.5	10,875
73.0	7,300	74.0	10,950
73.5	7,375	74.5	11,025
74.0	7,400	75.0	11,100
74.5	7,475	75.5	11,175
75.0	7,500	76.0	11,250
75.5	7,575	76.5	11,325
76.0	7,600	77.0	11,400
76.5	7,675	77.5	11,475
77.0	7,700	78.0	11,550
77.5	7,775	78.5	11,625
78.0	7,800	79.0	11,700
78.5	7,875	79.5	11,775
79.0	7,900	80.0	11,850
79.5	7,975	80.5	11,925
80.0	8,000	81.0	12,000
80.5	8,075	81.5	12,075
81.0	8,100	82.0	12,150
81.5	8,175	82.5	12,225
82.0	8,200	83.0	12,300
82.5	8,275	83.5	12,375
83.0	8,300	84.0	12,450
83.5	8,375	84.5	12,525
84.0	8,400	85.0	12,600
84.5	8,475	85.5	12,675
85.0	8,500	86.0	12,750
85.5	8,575	86.5	12,825
86.0	8,600	87.0	12,900
86.5	8,675	87.5	12,975
87.0	8,700	88.0	13,050
87.5	8,775	88.5	13,125
88.0	8,800	89.0	13,200
88.5	8,875	89.5	13,275
89.0	8,900	90.0	13,350
89.5	8,975	90.5	13,425
90.0	9,000	91.0	13,500
90.5	9,075	91.5	13,575
91.0	9,100	92.0	13,650
91.5	9,175	92.5	13,725
92.0	9,200	93.0	13,800
92.5	9,275	93.5	13,875
93.0	9,300	94.0	13,950
93.5	9,375	94.5	14,025
94.0	9,400	95.0	14,100
94.5	9,475	95.5	14,175
95.0	9,500	96.0	14,250
95.5	9,575	96.5	14,325
96.0	9,600	97.0	14,400
96.5	9,675	97.5	14,475
97.0	9,700	98.0	14,550
97.5	9,775	98.5	14,625
98.0	9,800	99.0	14,700
98.5	9,875	99.5	14,775
99.0	9,900	100.0	14,850
99.5	9,975	100.5	14,925
100.0	10,000	101.0	15,000
100.5	10,075	101.5	15,075
101.0	10,100	102.0	15,150
101.5	10,175	102.5	15,225
102.0	10,200	103.0	15,300
102.5	10,275	103.5	15,375
103.0	10,300	104.0	15,450
103.5	10,375	104.5	15,525
104.0	10,400	105.0	15,600
104.5	10,475	105.5	15,675
105.0	10,500	106.0	15,750
105.5	10,575	106.5	15,825
106.0	10,600	107.0	15,900
106.5	10,675	107.5	15,975
107.0	10,700	108.0	16,050
107.5	10,775	108.5	16,125
108.0	10,800	109.0	16,200
108.5	10,875	109.5	16,275
109.0	10,900	110.0	16,350
109.5	10,975	110.5	16,425
110.0	11,000	111.0	16,500
110.5	11,075	111.5	16,575
111.0	11,100	112.0	16,650
111.5	11,175	112.5	16,725
112.0	11,200	113.0	16,800
112.5	11,275	113.5	16,875
113.0	11,300	114.0	16,950
113.5	11,375	114.5	17,025
114.0	11,400	115.0	17,100
114.5	11,475	115.5	17,175
115.0	11,500	116.0	17,250
115.5	11,575	116.5	17,325
116.0	11,600	117.0	17,400
116.5	11,675	117.5	17,475
117.0	11,700	118.0	17,550
117.5	11,775	118.5	17,625
118.0	11,800	119.0	17,700
118.5	11,875	119.5	17,775
119.0	11,900	120.0	17,850
119.5	11,975	120.5	17,925
120.0	12,000	121.0	18,000
120.5	12,075	121.5	18,075
121.0	12,100	122.0	18,150
121.5	12,175	122.5	18,225
122.0	12,200	123.0	18,300
122.5	12,275	123.5	18,375
123.0	12,300	124.0	18,450
123.5	12,375	124.5	18,525
124.0	12,400	125.0	18,600
124.5	12,475	125.5	18,675
125.0	12,500	126.0	18,750
125.5	12,575	126.5	18,825
126.0	12,600	127.0	18,900
126.5	12,675	127.5	18,975
127.0	12,700	128.0	19,050
127.5	12,775	128.5	19,125
128.0	12,800	129.0	19,200
128.5	12,875	129.5	19,275
129.0	12,900	130.0	19,350
129.5	12,975	130.5	19,425
130.0	13,000	131.0	19,500
130.5	13,075	131.5	19,575
131.0	13,100	132.0	19,650
131.5	13,175	132.5	19,725
132.0	13,200	133.0	19,800
132.5	13,275	133.5	19



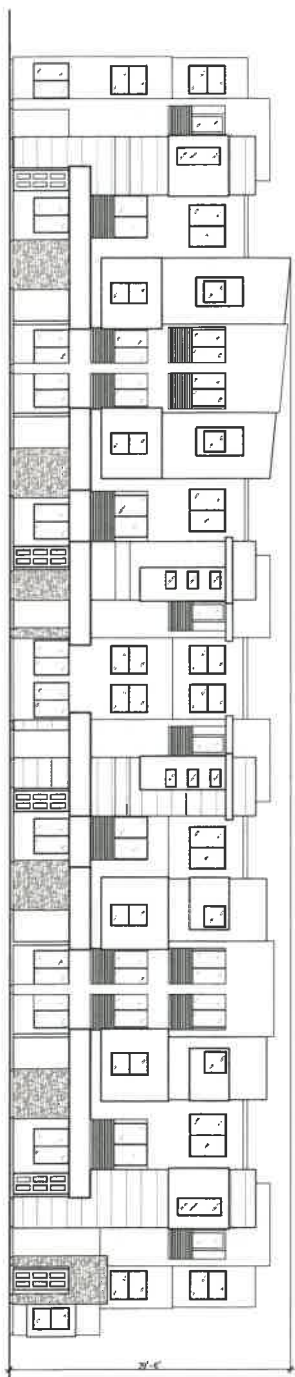
GREENE TINDALL DESIGN
3047 WARM SPRINGS ROAD, SUITE 500

CENTENNIAL AND 5TH
APARTMENTS

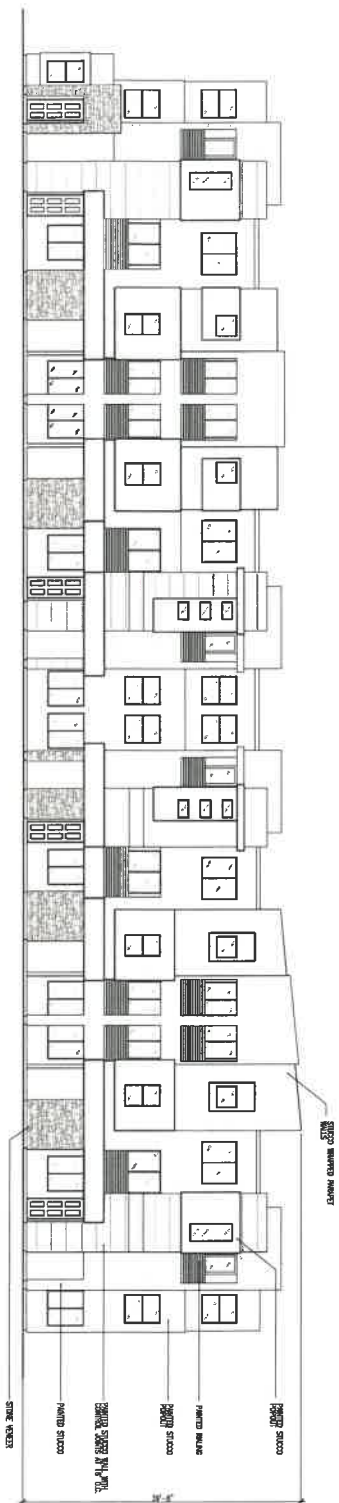
DIMENSIONED SITE PLAN



A1.2
06.24.21



2 LEFT SIDE ELEVATION
SCALE 1/8" = 1'-0"

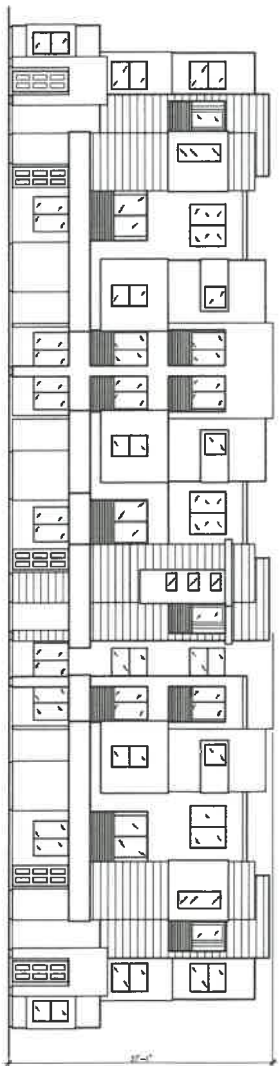


4 FRONT ELEVATION
SCALE: 1/8" = 1'-0"

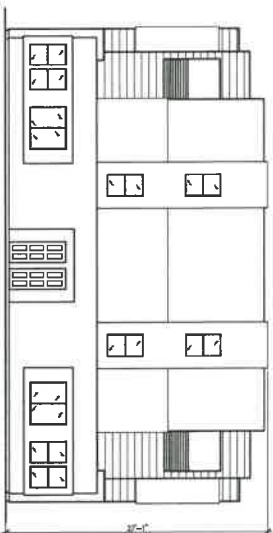
CENTENNIAL AND 5TH
APARTMENTS

BUILDING TYPE I ELEVATIONS

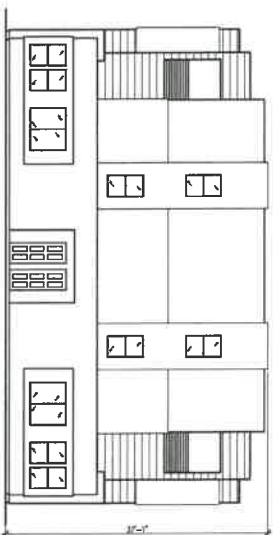
BUILDING NUMBER: 2, 4, 5, 6, 7, 11, 13, 15



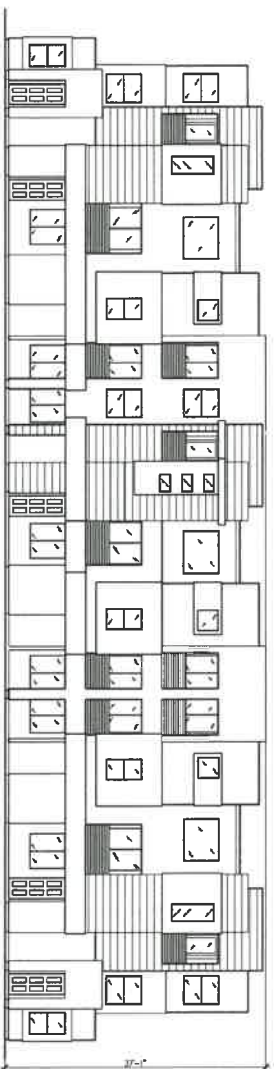
1 REAR ELEVATION
SCALE: 1/8" = 1'-0"



3 RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



2 LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



4 FRONT ELEVATION
SCALE: 1/8" = 1'-0"

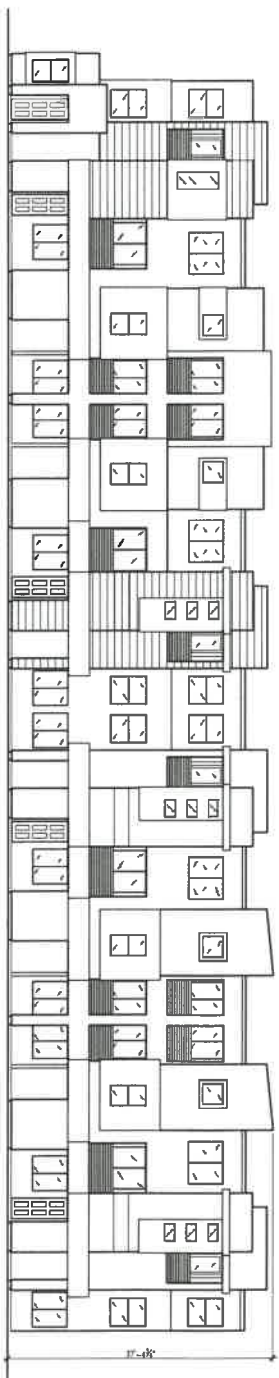
GREENE TINDALL DESIGN

3047 WARM SPRINGS ROAD, SUITE 500

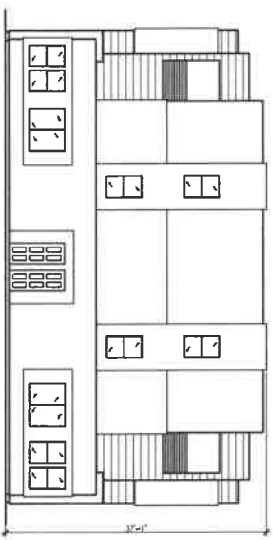
CENTENNIAL AND 5TH
APARTMENTS

BUILDING TYPE II ELEVATIONS

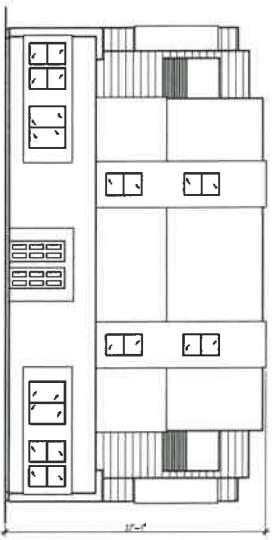
BUILDING NUMBER: 8, 9, 10, 12, 16



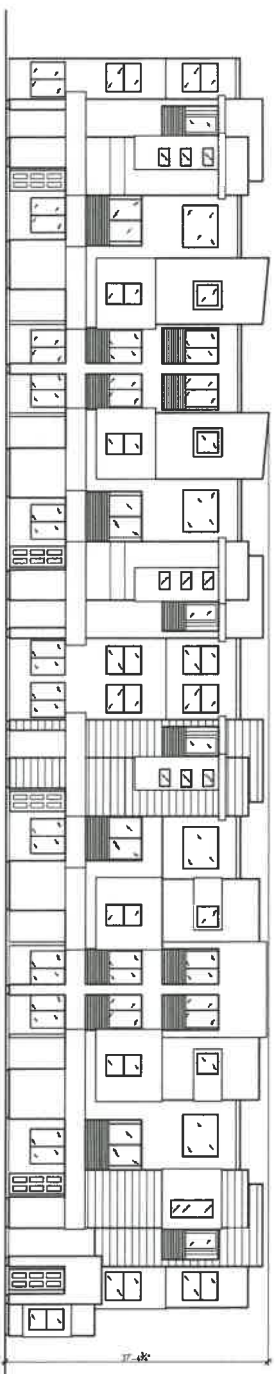
1 REAR ELEVATION
SCALE: 1/8" = 1'-0"



3 RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



2 LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



4 FRONT ELEVATION
SCALE: 1/8" = 1'-0"

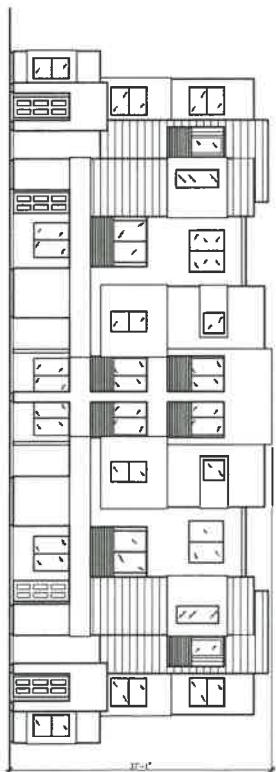
GREENE TINDALL DESIGN

3047 WARM SPRINGS ROAD, SUITE 500

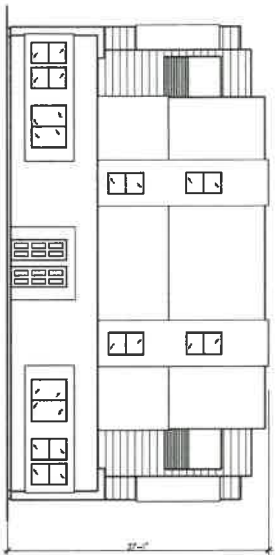
CENTENNIAL AND 5TH
APARTMENTS

BUILDING TYPE III ELEVATIONS

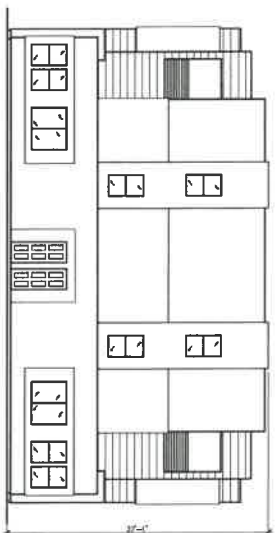
BUILDING NUMBER: 3, 17



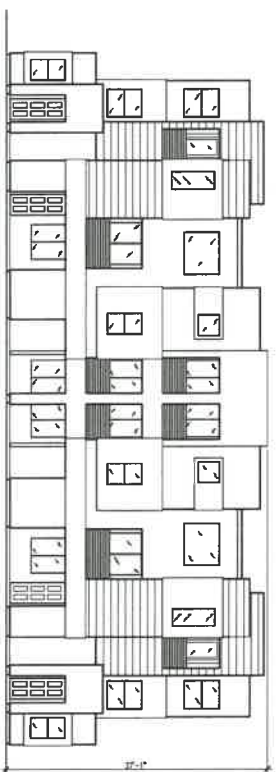
1 REAR ELEVATION
SCALE: 1/8" = 1'-0"



3 RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



2 LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



4 FRONT ELEVATION
SCALE: 1/8" = 1'-0"

GREENE TINDALL DESIGN

3047 WARM SPRINGS ROAD, SUITE 500

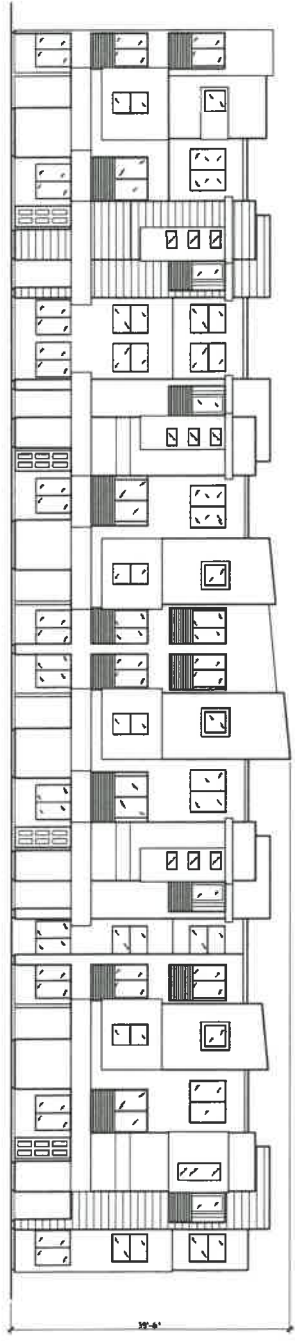
CENTENNIAL AND 5TH
APARTMENTS

BUILDING TYPE IV ELEVATIONS

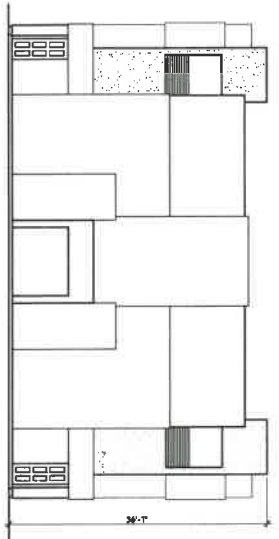
BUILDING NUMBER: 1, 18



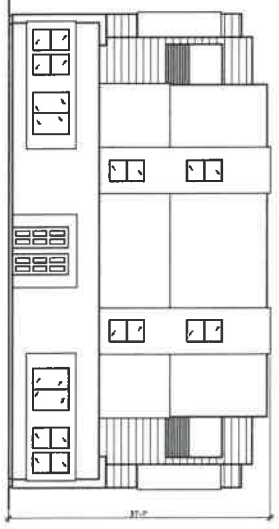
1 REAR ELEVATION
SCALE: 1/8" = 1'-0"



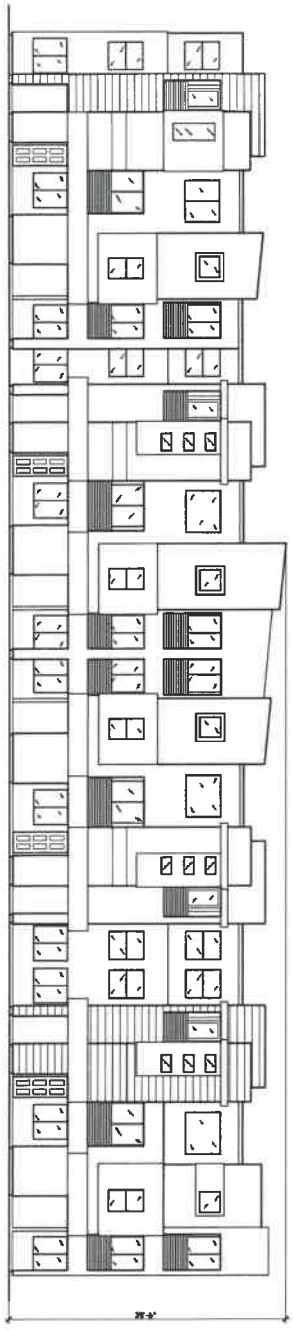
3 RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



2 LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



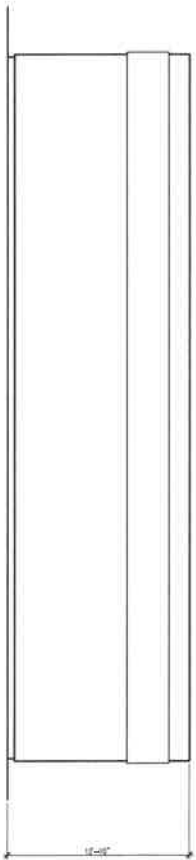
4 FRONT ELEVATION
SCALE: 1/8" = 1'-0"



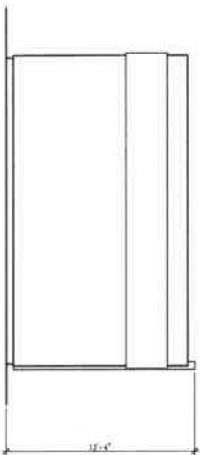
GREENE TINDALL DESIGN
3047 WARM SPRINGS ROAD, SUITE 300

CENTENNIAL AND 5TH
APARTMENTS

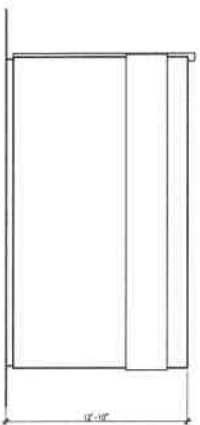
BUILDING TYPE V ELEVATIONS
BUILDING NUMBER: 14



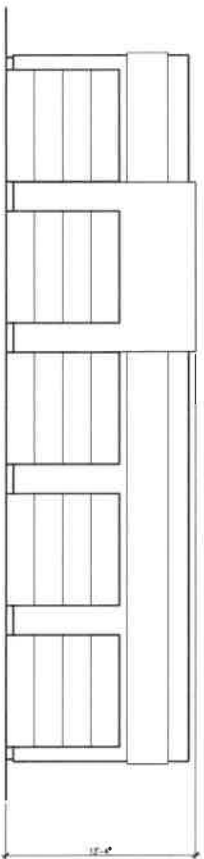
1 GARAGE BLDG REAR ELEVATION
SCALE: 1/8" = 1'-0"



3 GARAGE BLDG LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



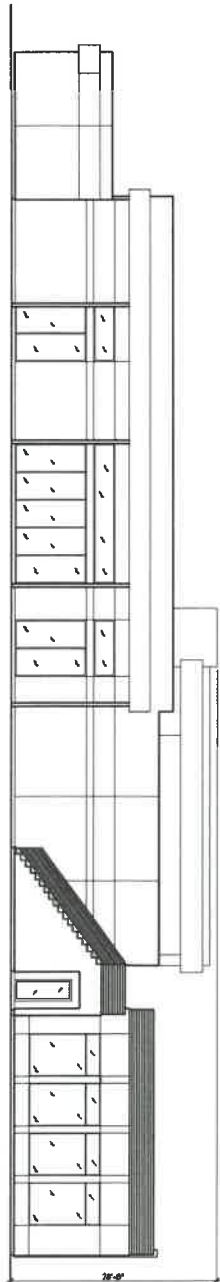
2 GARAGE BLDG RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



4 GARAGE BLDG FRONT ELEVATION
SCALE: 1/8" = 1'-0"

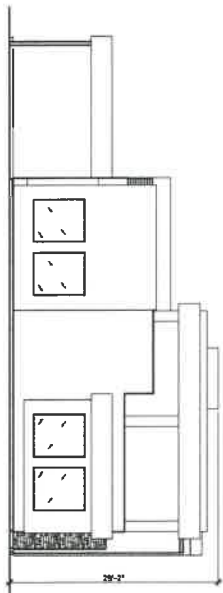
① CLUBHOUSE REAR ELEVATION

SCALE: 1/8" = 1'-0"



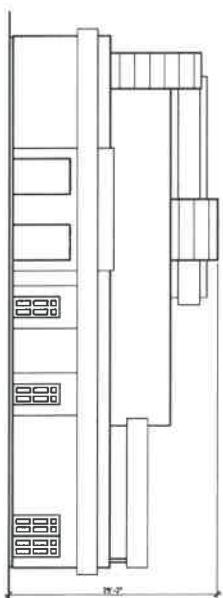
③ CLUBHOUSE LEFT SIDE ELEVATION

SCALE: 1/8" = 1'-0"



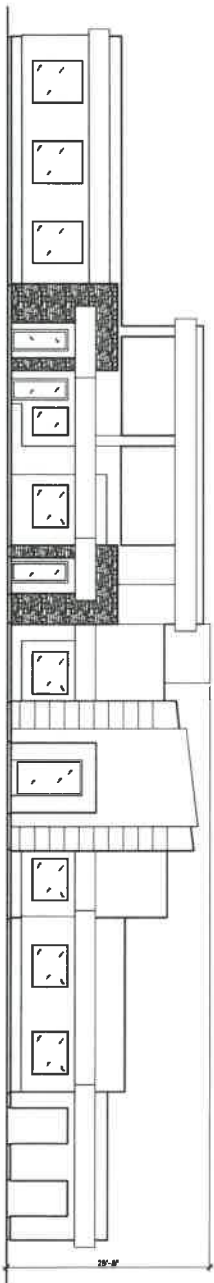
② CLUBHOUSE LEFT SIDE ELEVATION

SCALE: 1/8" = 1'-0"



④ CLUBHOUSE FRONT ELEVATION

SCALE: 1/8" = 1'-0"



GREENE TINDALL DESIGN

3047 WARM SPRINGS ROAD, SUITE 500

CENTENNIAL AND 5TH
APARTMENTS

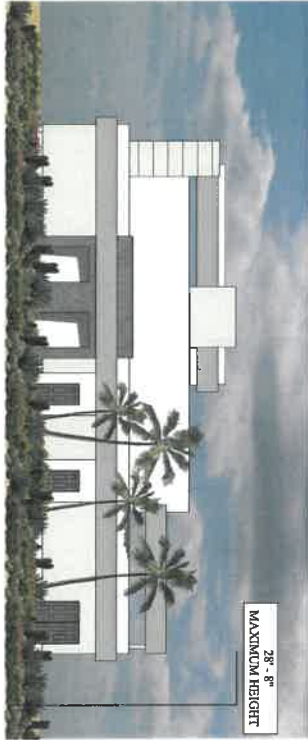
CLUBHOUSE ELEVATIONS



1 CLUBHOUSE REAR COLOR ELEVATION
SCALE: 1/8" = 1'-0"



3 CLUBHOUSE LEFT SIDE COLOR ELEVATION
SCALE: 1/8" = 1'-0"



2 CLUBHOUSE LEFT SIDE COLOR ELEVATION
SCALE: 1/8" = 1'-0"



4 CLUBHOUSE FRONT COLOR ELEVATION
SCALE: 1/8" = 1'-0"

GREENE TINDALL DESIGN

3047 WARM SPRINGS ROAD, SUITE 500

CENTENNIAL AND 5TH
APARTMENTS

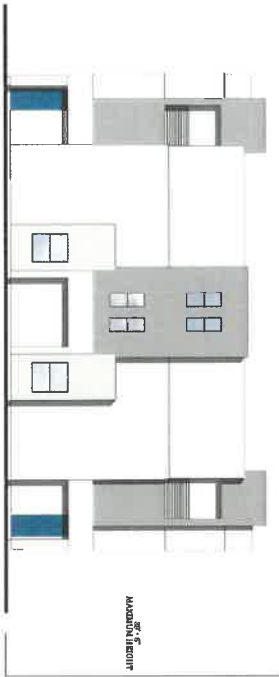
CLUBHOUSE COLOR ELEVATIONS



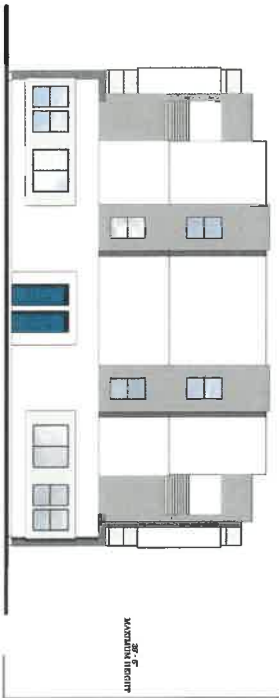
1 REAR COLOR ELEVATION
SCALE: 1/8" = 1'-0"



3 RIGHT SIDE COLOR ELEVATION
SCALE: 1/8" = 1'-0"



2 LEFT SIDE COLOR ELEVATION
SCALE: 1/8" = 1'-0"



4 FRONT COLOR ELEVATION
SCALE: 1/8" = 1'-0"



GREENE TINDALL DESIGN

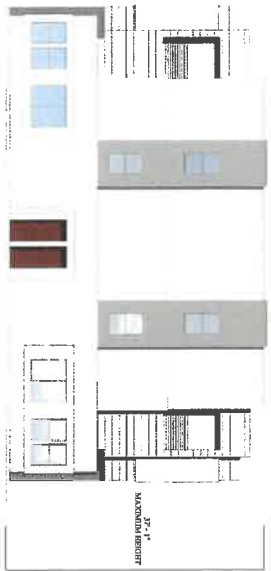
CENTENNIAL AND 5TH
APARTMENTS

BUILDING TYPE I COLOR ELEVATIONS

3047 WARM SPRINGS ROAD, SUITE 500



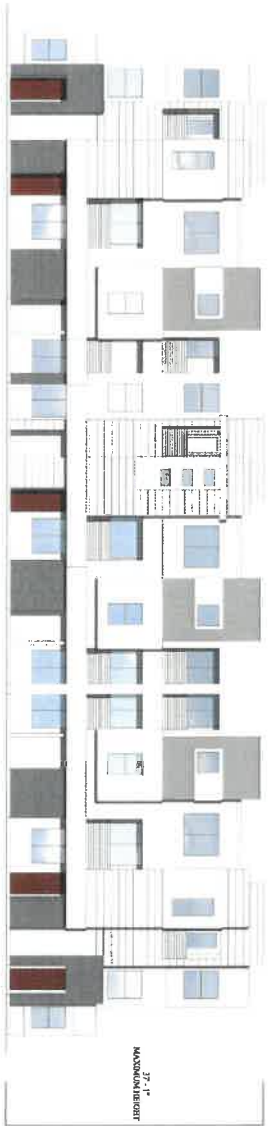
1 REAR COLOR ELEVATION
SCALE: 1/8" = 1'-0"



3 RIGHT SIDE COLOR ELEVATION
SCALE: 1/8" = 1'-0"



2 LEFT SIDE COLOR ELEVATION
SCALE: 1/8" = 1'-0"



4 FRONT COLOR ELEVATION
SCALE: 1/8" = 1'-0"

GREENE TINDALL DESIGN

3047 WARMA SPRINGS ROAD, SUITE 500

CENTENNIAL AND 5TH
APARTMENTS

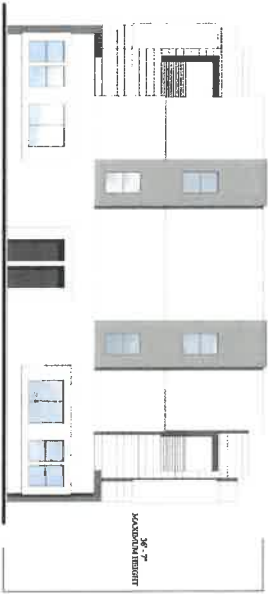
BUILDING TYPE II COLOR ELEVATIONS



1 REAR COLOR ELEVATION
SCALE: 1/8" = 1'-0"



3 RIGHT SIDE COLOR ELEVATION
SCALE: 1/8" = 1'-0"



2 LEFT SIDE COLOR ELEVATION
SCALE: 1/8" = 1'-0"



4 FRONT COLOR ELEVATION
SCALE: 1/8" = 1'-0"

GREENE TINDALL DESIGN

3047 WARM SPRINGS ROAD, SUITE 500

CENTENNIAL AND 5TH
APARTMENTS

BUILDING TYPE III COLOR ELEVATIONS



- A

A - PAINTED STUCCO
- B

B - PAINTED STUCCO WITH CONTROL JOINT
- C

C - PAINTED STUCCO WALL
- D

D - PAINTED STUCCO POPOUT
- E

E - STONE VENEER
- F

F - STUCCO WRAPPED PARAPET WALLS
- G

G - PAINTED RAILING
- H

H - CLEAR COATED STEEL




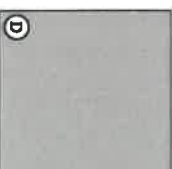




GREENE TINDALL DESIGN

CENTENNIAL AND 5TH
APARTMENTS

EXTERIOR MATERIALS EXHIBIT

3047 WARM SPRINGS ROAD, SUITE 500



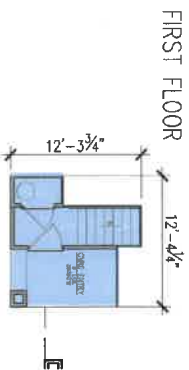
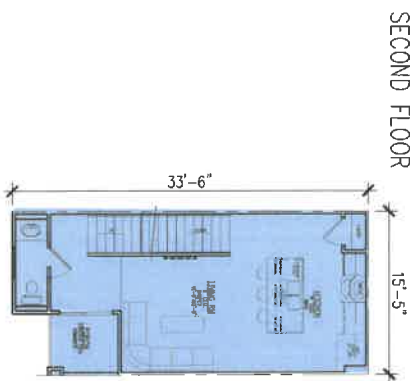
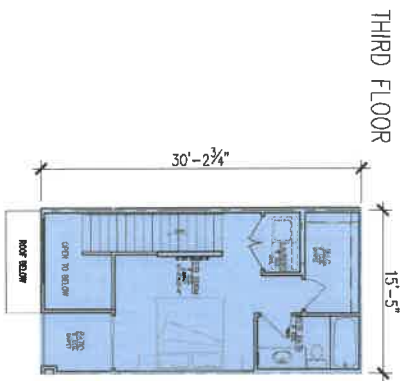
							
A - PAINTED STUCCO	B - PAINTED STUCCO WITH CONTROL JOINT	C - PAINTED STUCCO WALL	D - PAINTED STUCCO POPOUT	E - STONE VENEER	F - STUCCO WRAPPED PARAPET WALLS	G - PAINTED RAILING	H - CLEAR COATED STEEL

GREENE TINDALL DESIGN

CENTENNIAL AND 5TH
APARTMENTS

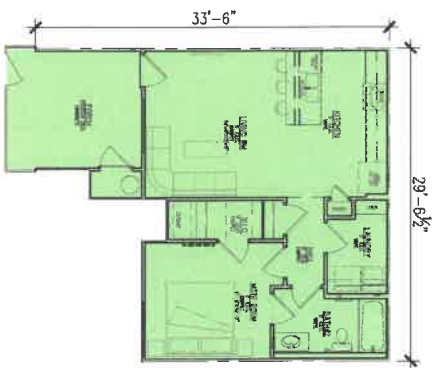
EXTERIOR MATERIALS EXHIBIT

3047 WARM SPRINGS ROAD, SUITE 500



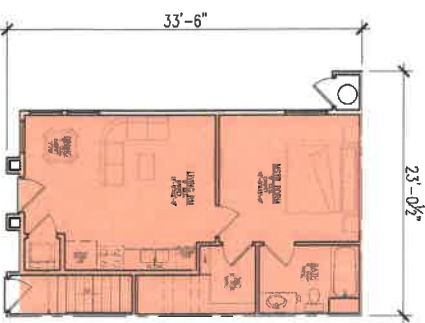
3 1 BEDROOM LOFT
GROSS 378' - 1'4"

NET 862 SF



2 LARGE 1 BEDROOM FLAT
GROSS 378' - 1'4"

NET 653 SF



1 SMALL 1 BEDROOM FLAT
GROSS 378' - 1'4"

NET 585 SF

GREENE TINDALL DESIGN

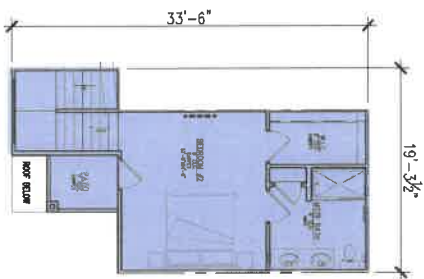
3047 WARM SPRINGS ROAD, SUITE 500

CENTENNIAL AND 5TH
APARTMENTS

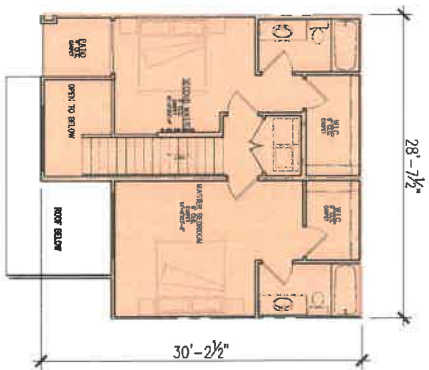
UNIT PLANS



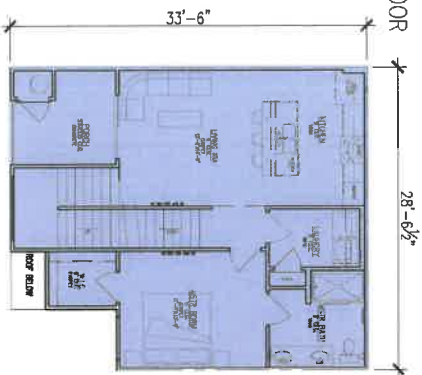
THIRD FLOOR



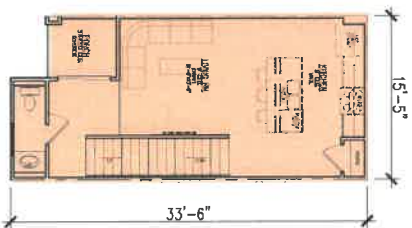
THIRD FLOOR



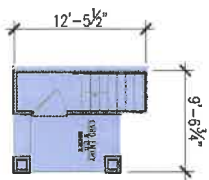
SECOND FLOOR



SECOND FLOOR



FIRST FLOOR



FIRST FLOOR



3 LARGE 2 BEDROOM TOWNHOUSE NET 1,192 SF
SCALE: 3/16" = 1'-0"

2 SMALL 2 BEDROOM TOWNHOUSE NET 1,173 SF
SCALE: 3/16" = 1'-0"

GREENE TINDALL DESIGN

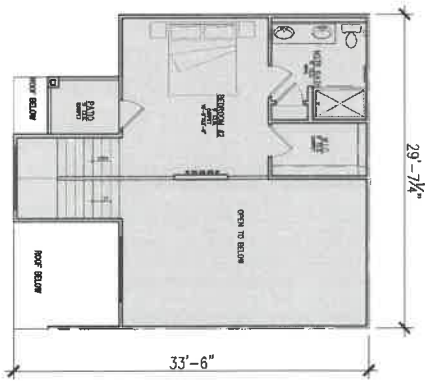
CENTENNIAL AND 5TH
APARTMENTS

UNIT PLANS

3047 WARM SPRINGS ROAD, SUITE 500



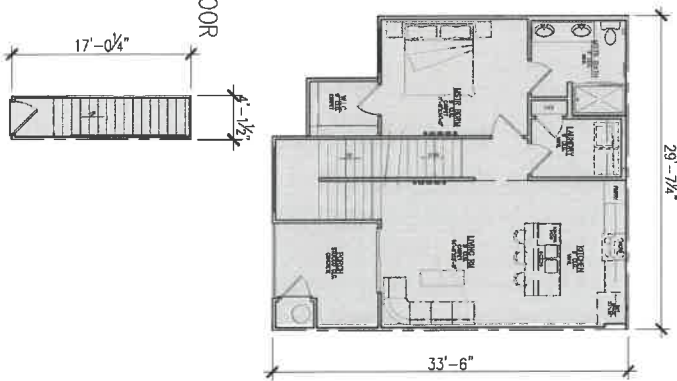
THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



3 BEDROOM FLAT UNIT NET 1,014 SF

2 BEDROOM LOFT NET 1,224 SF

2 BEDROOM FLAT UNIT NET 1,014 SF

GREENE TINDALL DESIGN

CENTENNIAL AND 5TH
APARTMENTS

UNIT PLANS

3047 WARM SPRINGS ROAD, SUITE 500



9 CLUSTER #3 – FLOOR PLAN – LEVEL 3
SCALE: 1/8" = 1'-0"



6 CLUSTER #2 – FLOOR PLAN – LEVEL 3
SCALE: 1/8" = 1'-0"



3 CLUSTER #1 – FLOOR PLAN – LEVEL 3
SCALE: 1/8" = 1'-0"



8 CLUSTER #3 – FLOOR PLAN – LEVEL 2
SCALE: 1/8" = 1'-0"



5 CLUSTER #2 – FLOOR PLAN – LEVEL 2
SCALE: 1/8" = 1'-0"



2 CLUSTER #1 – FLOOR PLAN – LEVEL 2
SCALE: 1/8" = 1'-0"



7 CLUSTER #3 – FLOOR PLAN – LEVEL 1
SCALE: 1/8" = 1'-0"



4 CLUSTER #2 – FLOOR PLAN – LEVEL 1
SCALE: 1/8" = 1'-0"



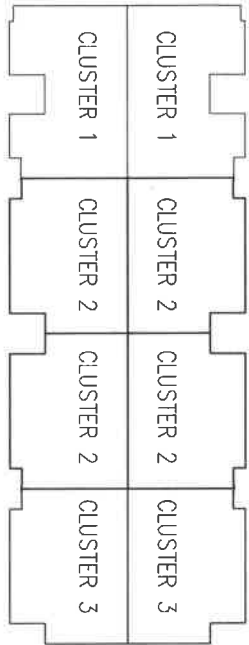
1 CLUSTER #1 – FLOOR PLAN – LEVEL 1
SCALE: 1/8" = 1'-0"

GREENE TINDALL DESIGN

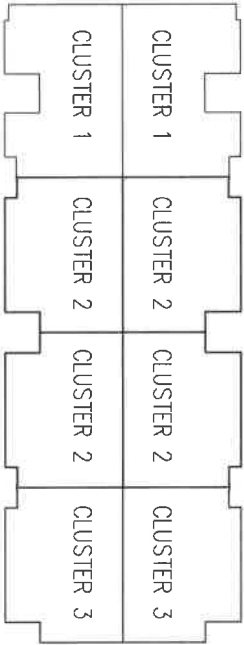
3047 WARM SPRINGS ROAD, SUITE 500

CENTENNIAL AND 5TH APARTMENTS

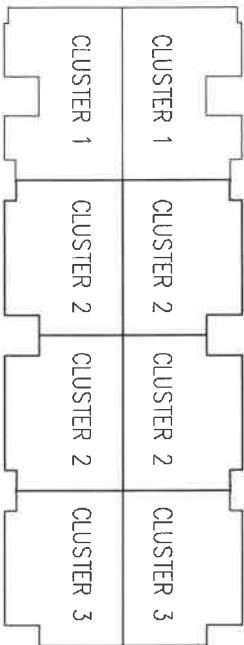
CLUSTER UNITS FLOOR PLAN



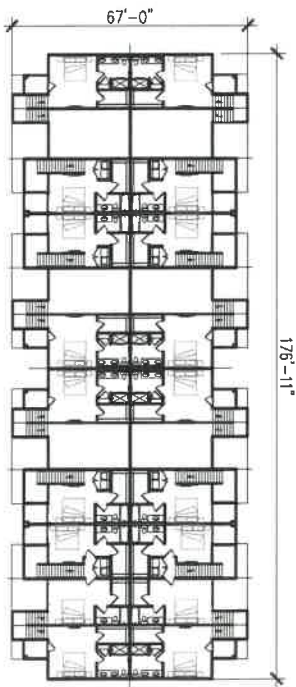
THIRD FLOOR



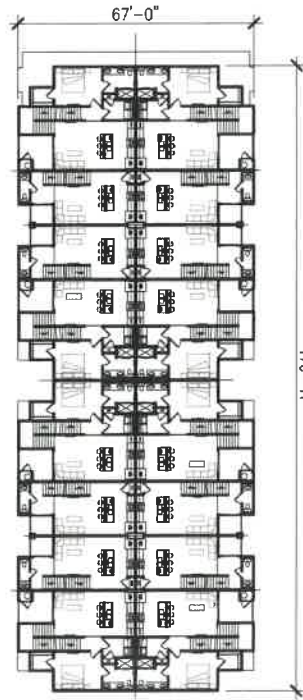
SECOND FLOOR



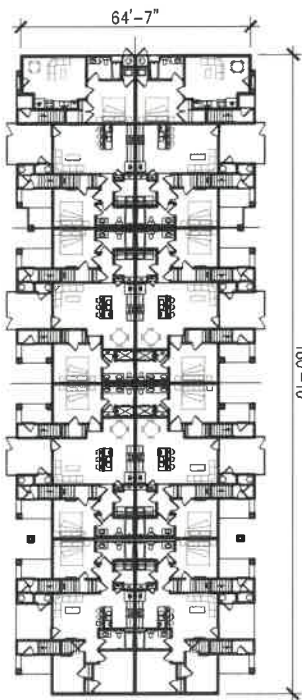
FIRST FLOOR



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

2 KEY PLAN
SCALE: 1/8" = 1'-0"

(2) CLUSTER 1:			(4) UNITS		
(1) SMALL 1 BRN FLAT	(1) BATH	2 TOTAL	(1) SMALL 2 BRN TOWNHOUSE	(2) BATH	4 TOTAL
(1) LARGE 1 BRN FLAT	(1) BATH	2 TOTAL	(1) LARGE 2 BRN TOWNHOUSE	(2) BATH	4 TOTAL
(1) 1 BRN LFT	(1) BATH	2 TOTAL	(1) 2 BRN FLAT	(2) BATH	4 TOTAL
(1) 2 BRN LFT	(2) BATH	2 TOTAL			

(4) CLUSTER 2:			(3) UNITS		
(1) SMALL 1 BRN FLAT	(1) BATH	2 TOTAL	(1) SMALL 2 BRN TOWNHOUSE	(2) BATH	4 TOTAL
(1) LARGE 1 BRN FLAT	(1) BATH	2 TOTAL	(1) LARGE 2 BRN TOWNHOUSE	(2) BATH	4 TOTAL
(1) 1 BRN LFT	(1) BATH	2 TOTAL	(1) 2 BRN FLAT	(2) BATH	4 TOTAL
(1) 2 BRN LFT	(2) BATH	2 TOTAL			

(2) CLUSTER 3:			(3) UNITS		
(1) SMALL 1 BRN FLAT	(1) BATH	2 TOTAL	(1) SMALL 2 BRN TOWNHOUSE	(2) BATH	4 TOTAL
(1) LARGE 1 BRN FLAT	(1) BATH	2 TOTAL	(1) LARGE 2 BRN TOWNHOUSE	(2) BATH	4 TOTAL
(1) 1 BRN LFT	(1) BATH	2 TOTAL	(1) 2 BRN FLAT	(2) BATH	4 TOTAL
(1) 2 BRN LFT	(2) BATH	2 TOTAL			

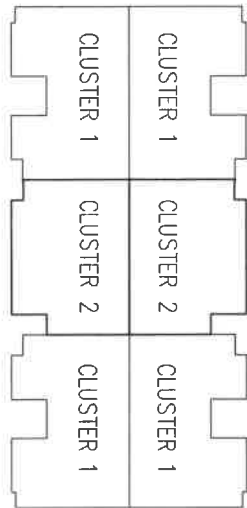
(2) CLUSTER 3:					
(1) 1 BDRM LOFT	(1) BATH	2 TOTAL	(1) 1 BDRM LOFT	(1) BATH	2 TOTAL
(1) 2 BDRM LOFT	(2) BATH	2 TOTAL	(1) 2 BDRM LOFT	(2) BATH	2 TOTAL
(1) 3 BDRM FLAT	(3) BATH	2 TOTAL			

GREENE TINDALL DESIGN

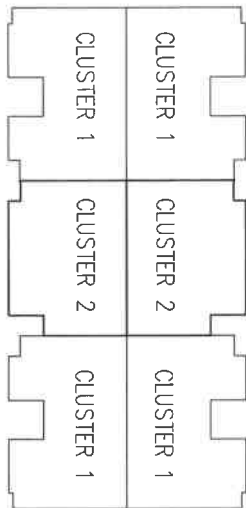
CENTENNIAL AND 5TH
APARTMENTS

BUILDING TYPE I FLOOR PLAN

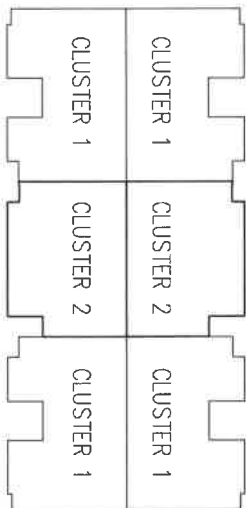
BUILDING NUMBER: 2, 4, 5, 6, 7, 11, 13, 15



THIRD FLOOR



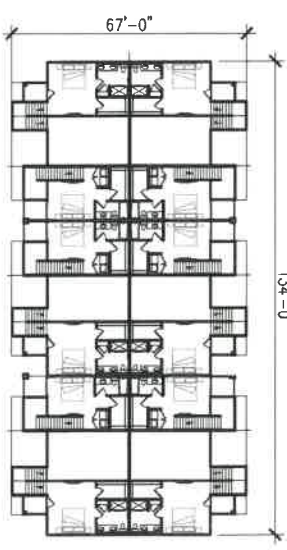
SECOND FLOOR



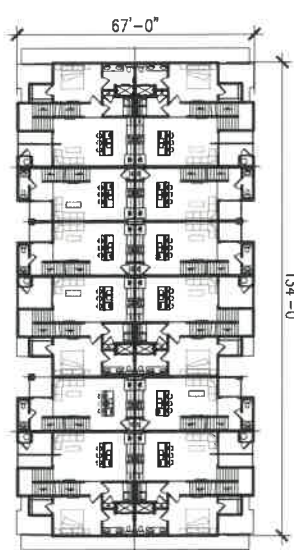
FIRST FLOOR

2 KEY PLAN
SCALE: 1/8" = 1'-0"

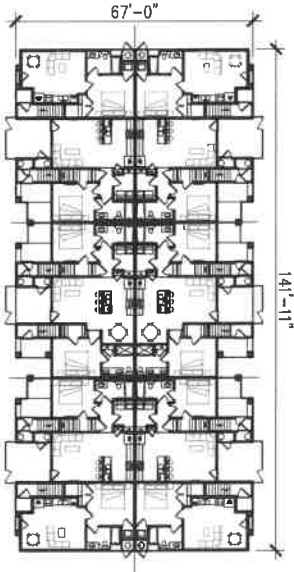
(4) CLUSTER 1:		(4) UNITS		(2) CLUSTER 2:		(3) UNITS	
(1) SMALL 1 BEDRM FLAT	(1) BATH	4 TOTAL	(1) 2 STORY 1 BEDRM FLAT	(1) BATH	4 TOTAL	(1) BATH	2 TOTAL
(1) LARGE 1 BEDRM FLAT	(1) BATH	4 TOTAL		(1) BATH	4 TOTAL	(2) BATH	2 TOTAL
(1) 2 BEDRM LOFT	(1) BATH	4 TOTAL		(1) BATH	4 TOTAL	(2) BATH	2 TOTAL



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

1 FLOOR PLAN
SCALE: 1/8" = 1'-0"

TOTAL 5 BUILDINGS
22 UNITS PER BUILDING

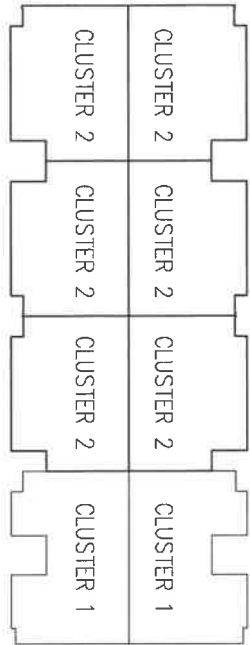
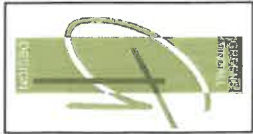
GREENE TINDALL DESIGN

3047 WARM SPRINGS ROAD, SUITE 500

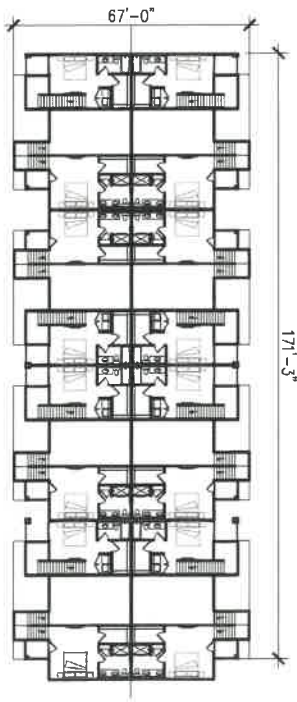
CENTENNIAL AND 5TH
APARTMENTS

BUILDING TYPE II FLOOR PLAN

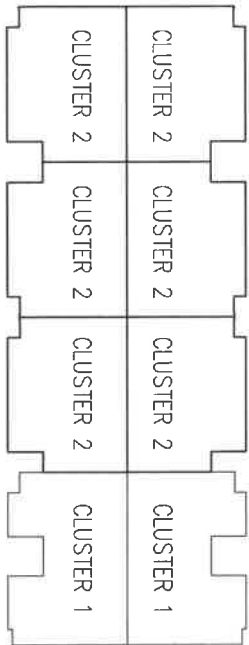
BUILDING NUMBER: 8, 9, 10, 12, 16



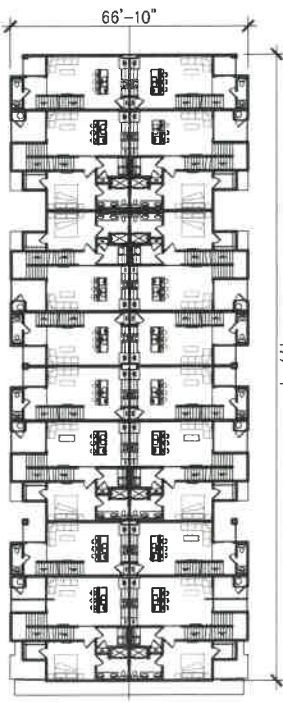
THIRD FLOOR



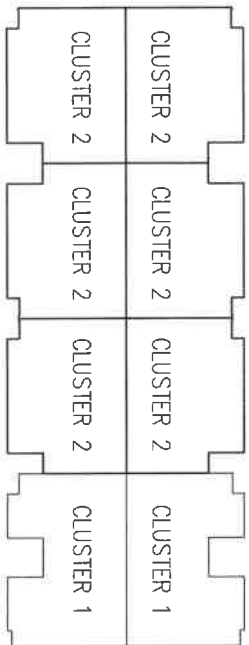
THIRD FLOOR



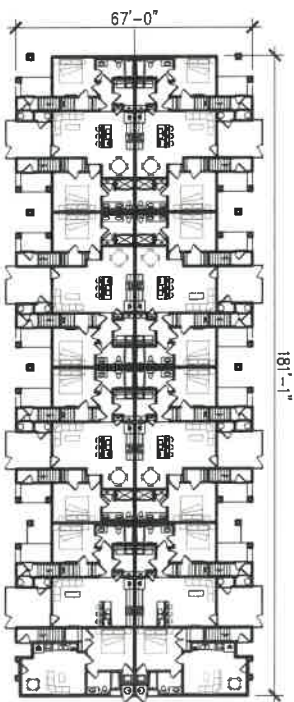
SECOND FLOOR



SECOND FLOOR



FIRST FLOOR



FIRST FLOOR

2 KEY PLAN
SCALE: 1/8" = 1'-0"

(a) CLUSTER 1:		(b) CLUSTER 2:		(c) CLUSTER 3:	
(1) SMALL 1 BDRM FLAT	(4) UNITS	(1) BDRM	2 TOTAL	(1) BDRM	6 TOTAL
(1) LARGE 1 BDRM FLAT	(1) 2 BDRM LFT	(1.5) BDRM	2 TOTAL	(1) 2 BDRM LFT	6 TOTAL
(1) 2 BDRM LFT	(2) BDRM	(2) BDRM	2 TOTAL	(2) BDRM	6 TOTAL

1 FLOOR PLAN
SCALE: 1/8" = 1'-0"

TOTAL 2 BUILDINGS
26 UNITS PER BUILDING

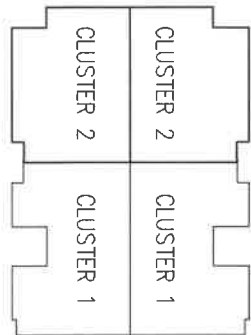
GREENE TINDALL DESIGN

CENTENNIAL AND 5TH
APARTMENTS

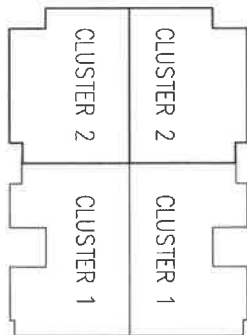
BUILDING TYPE III FLOOR PLAN

3047 WARM SPRINGS ROAD, SUITE 500

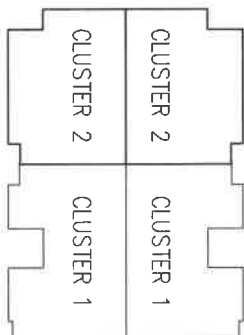
BUILDING NUMBER: 3, 17



THIRD FLOOR



SECOND FLOOR

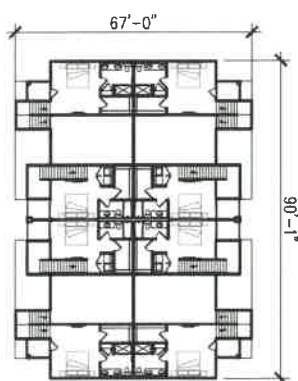


FIRST FLOOR

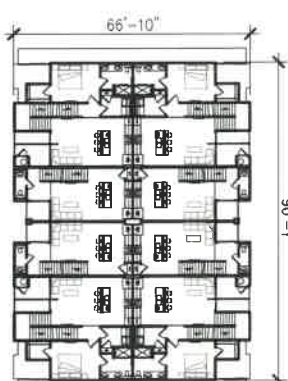
2 KEY PLAN

SCALE: 1/8" = 1'-0"

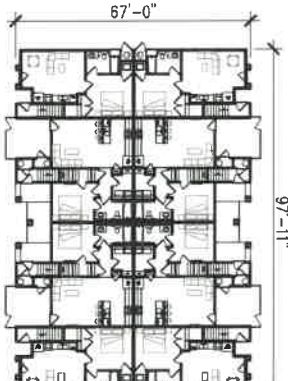
(1) CLUSTER 1:		(4) UNITS		(2) CLUSTER 2:		(4) UNITS	
(1) SMALL 1 BRDM FLAT	(1) BATH	2 TOTAL	(1) 2 STORY 1 BRDM FLAT	(1) BATH	2 TOTAL	(1) BATH	2 TOTAL
(1) LARGE 1 BRDM FLAT	(1.5) BATH	2 TOTAL		(2) BATH	2 TOTAL		2 TOTAL
(1) 1 BRDM LFT	(2) BATH	2 TOTAL		(1) 2 BRDM FLAT	2 TOTAL		2 TOTAL
(1) 2 BRDM LFT							



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

1 FLOOR PLAN

SCALE: 1/8" = 1'-0"

TOTAL 2 BUILDINGS
14 UNITS PER BUILDING

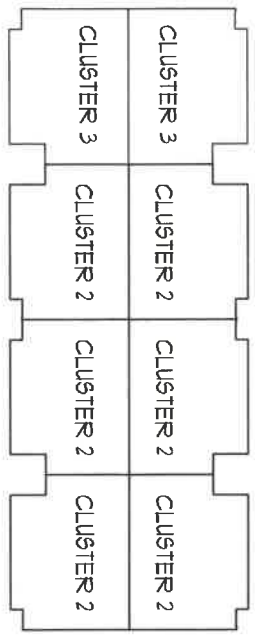
GREENE TINDALL DESIGN

3047 WARM SPRINGS ROAD, SUITE 500

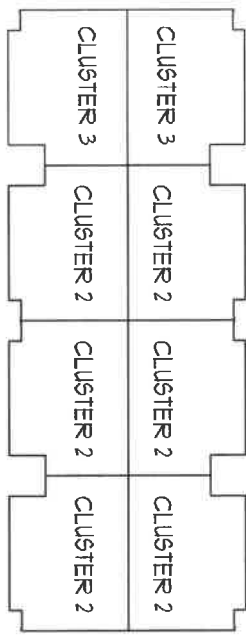
CENTENNIAL AND 5TH
APARTMENTS

BUILDING TYPE IV FLOOR PLAN

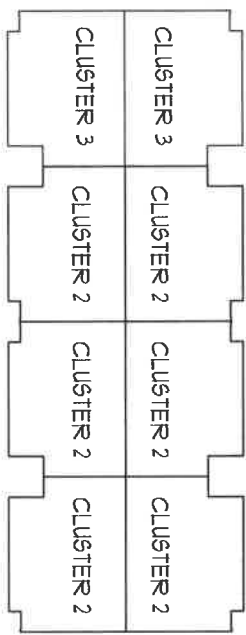
BUILDING NUMBER: 1, 18



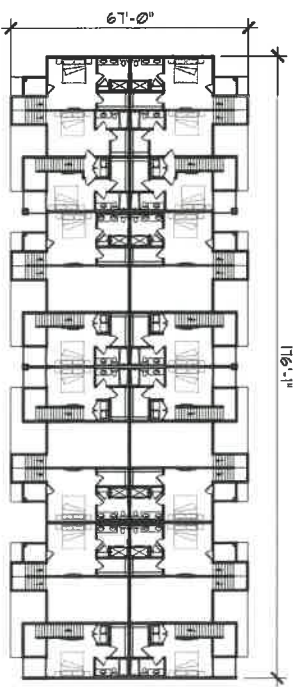
THIRD FLOOR



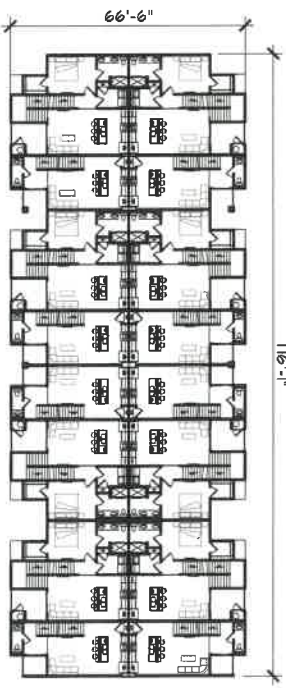
SECOND FLOOR



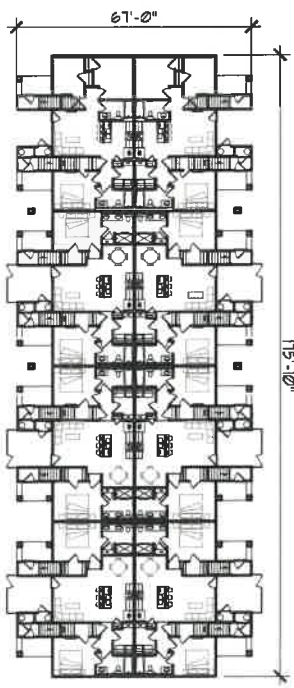
FIRST FLOOR



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

2 KEY PLAN
SCALE 1/8" = 1'-0"

CLUSTER 2		(3 UNITS)		CLUSTER 3		(3 UNITS)
(1) FULL 3 BDRM TOWNHOUSE	(2) BATH	6 TOTAL	(1) 2 BDRM FLAT	(2) BATH	6 TOTAL	(2) BATH
(1) LARGE 2 BDRM TOWNHOUSE	(2) BATH	6 TOTAL	(1) 3 BDRM FLAT	(3) BATH	6 TOTAL	2 TOTAL
(1) 2 BDRM FLAT						2 TOTAL

1 FLOOR PLAN
SCALE 1/8" = 1'-0"

TOTAL 1 BUILDINGS
24 UNITS PER BUILDING

GREENE TINDALL DESIGN

3047 WARM SPRINGS ROAD, SUITE 500

CENTENNIAL AND 5TH
APARTMENTS

BUILDING TYPE V FLOOR PLAN

BUILDING NUMBER: 14



50'-0"

22'-0"

GARAGE 1

GARAGE 2

GARAGE 3

GARAGE 4

GARAGE 5

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

TOTAL 13 BUILDINGS
5 GARAGES PER BUILDING

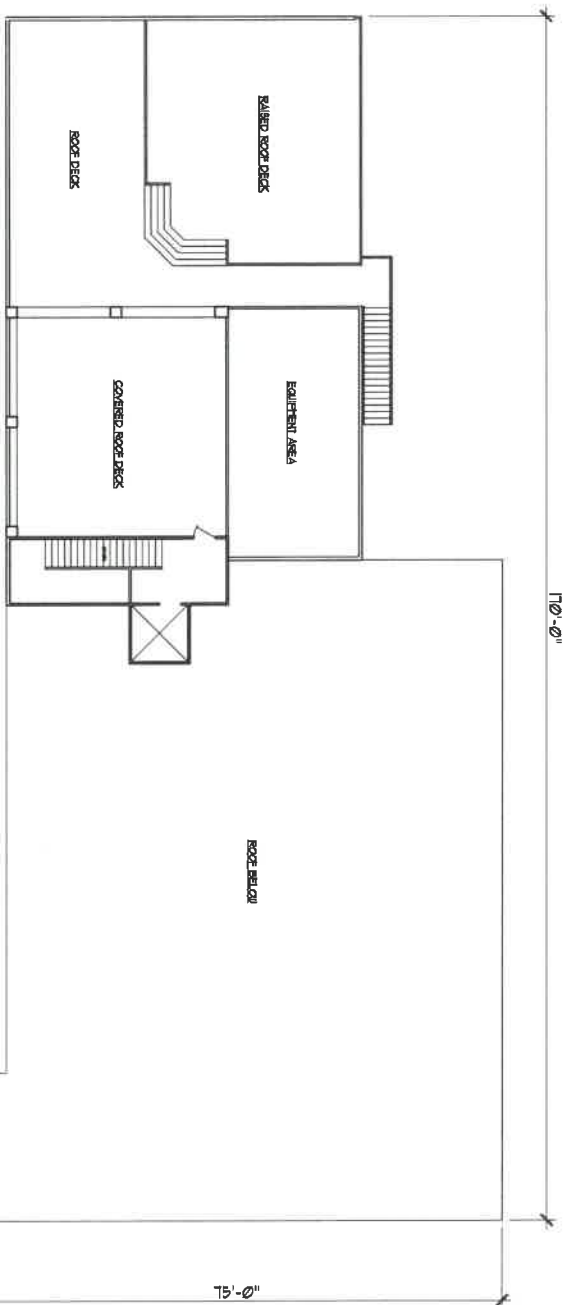
GREENE TINDALL DESIGN

3047 WARM SPRINGS ROAD, SUITE 500

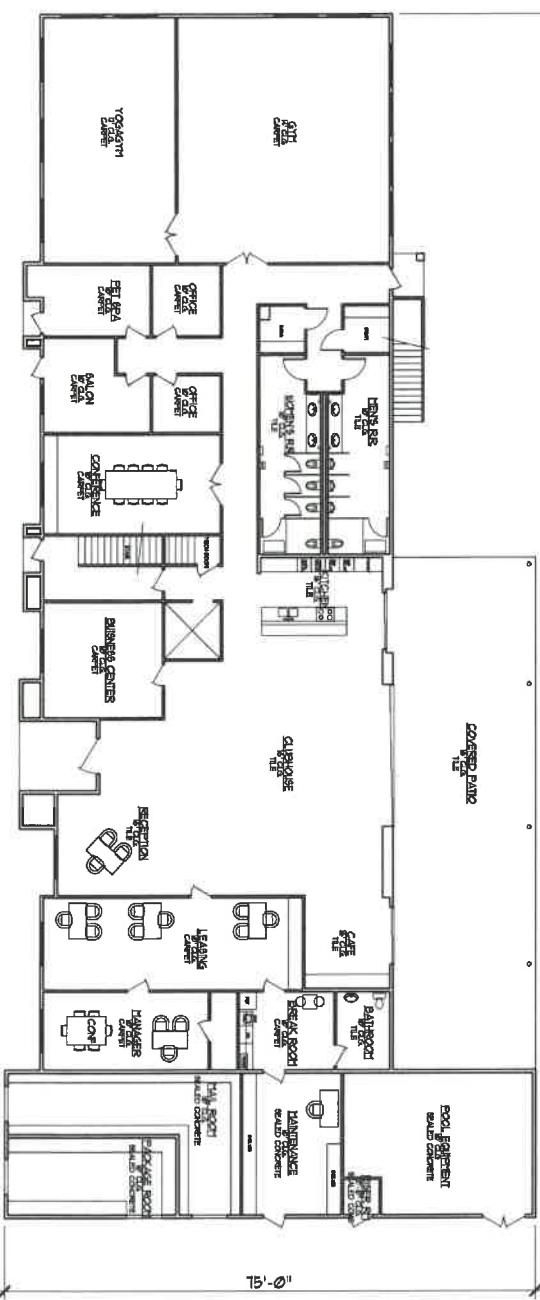
CENTENNIAL AND 5TH
APARTMENTS

GARAGE FLOOR PLAN

A2.10
06.24.21



SCALE: 1/8" = 1'-0"



SCALE: 1/8" = 1'-0"

CLUBHOUSE FLOOR PLAN

A2.11
06.24.21

USE TWO SCALERS TO WHICH HAD REDUCED FROM 11X17 ORIGINAL

<input type="checkbox"/> PARCEL BOUNDARY	<input type="checkbox"/> CONCRETE UNIT	007 ROAD PARCELL NUMBER
<input type="checkbox"/> SUB BOUNDARY	<input type="checkbox"/> AIR SPACE POL	017 PARCEL NUMBER
<input type="checkbox"/> PALD BOUNDARY	<input type="checkbox"/> RIGHT OF WAY POL	100 LOT NUMBER
<input type="checkbox"/> ROAD EASEMENT	<input type="checkbox"/> SUB-SURFACE POL	207 PARCEL SURVEY NUMBER
<input type="checkbox"/> MATCH / LOT LINE		307 PALD RECORDING NUMBER
<input type="checkbox"/> HISTORIC LOT LINE		407 BLOCK NUMBER
<input type="checkbox"/> HISTORIC PALD BOUNDARY		507 LOT NUMBER

125	124	123
120	139	1401

金	木	火	土	水
甲	乙	丙	丁	戊
己	庚	辛	壬	癸
子	丑	寅	卯	辰
巳	午	未	申	酉
戌	亥	子	丑	寅
卯	辰	巳	午	未
申	酉	戌	亥	子
丑	寅	卯	辰	巳
午	未	申	酉	戌
酉	戌	亥	子	丑
子	丑	寅	卯	辰
辰	巳	午	未	申
巳	午	未	申	酉
午	未	申	酉	戌
未	申	酉	戌	亥
申	酉	戌	亥	子
酉	戌	亥	子	丑
戌	亥	子	丑	寅
亥	子	丑	寅	卯
子	丑	寅	卯	辰
丑	寅	卯	辰	巳
寅	卯	辰	巳	午
卯	辰	巳	午	未
辰	巳	午	未	申
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午	未	申	酉	戌
未	申	酉	戌	亥
申	酉	戌	亥	子
酉	戌	亥	子	丑
戌	亥	子	丑	寅
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巳	午			

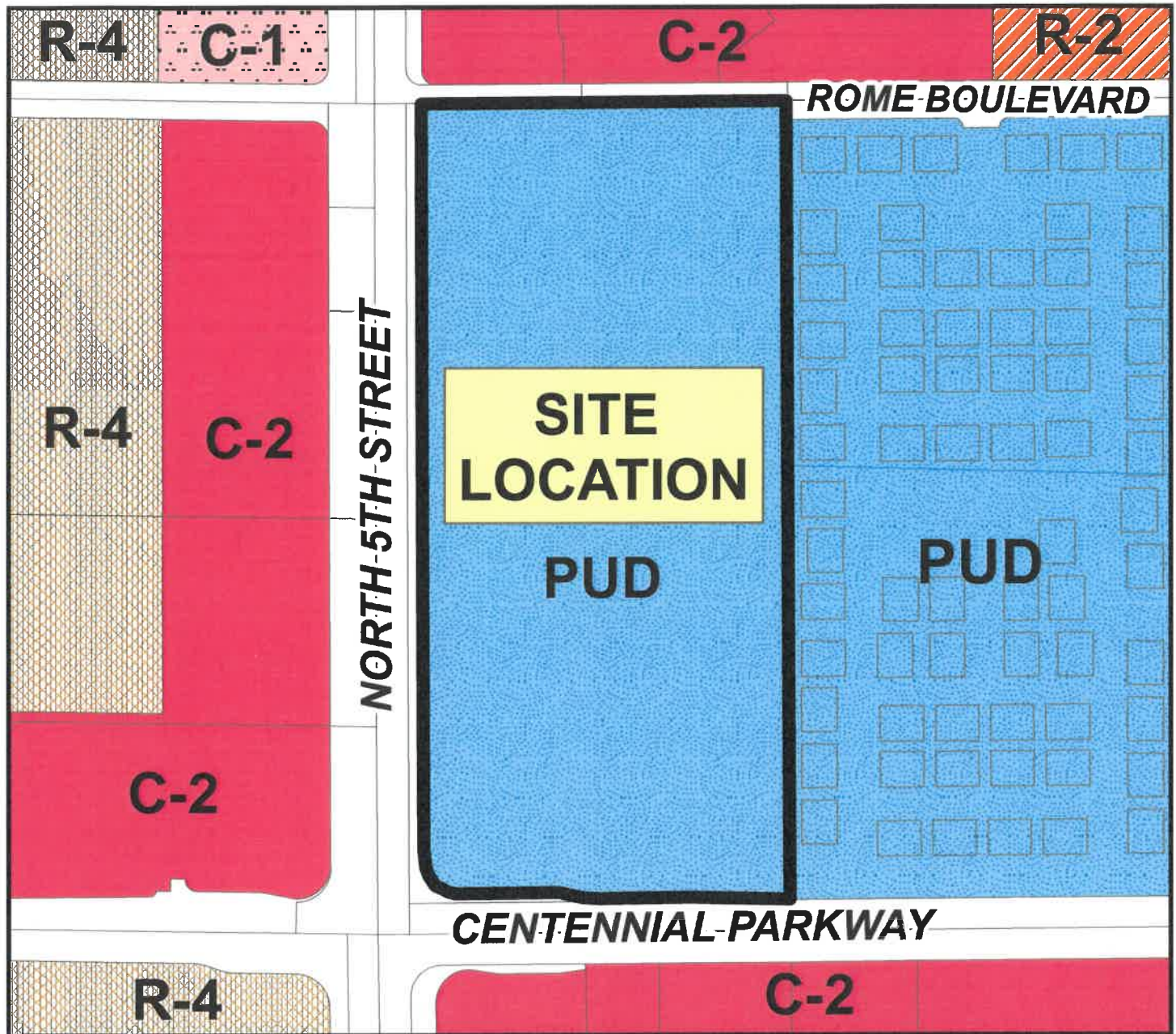
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12	9	7	6
1	2	3	4
8	5	4	3





THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: Quarry 3, LLC
Application Type: Site Plan Review
Request: To Allow a 422-Unit, Multi-Family Development
Project Info: Northeast corner of North 5th Street and Centennial Parkway
Case Number: SPR-05-2021

8/25/2021

