

CITY OF NORTH LAS VEGAS
INTEROFFICE MEMORANDUM

To: Robert Eastman, Planning Manager, Land Development & Community Services
From: Robert Weible, Land Development Project Leader, Department of Public Works
Subject: FDP 05-2021 **Rancho Del Norte Townhomes**
Date: May 13, 2021

The Department of Public Works recommends that this item comply with the conditions of approval for ZN 24-19.



Robert Weible, Land Development Project Leader
Department of Public Works

ORDINANCE NO. 3001

AN ORDINANCE RELATED TO ZONING; AMENDING SECTION 010 OF CHAPTER 16 OF TITLE 17 OF THE CITY OF NORTH LAS VEGAS MUNICIPAL CODE BY RECLASSIFYING APPROXIMATELY 1.89± ACRES THEREIN FROM A PUD, PLANNED UNIT DEVELOPMENT DISTRICT TO A NEW PUD, PLANNED UNIT DEVELOPMENT DISTRICT (ZN-24-19, RANCHO DEL NORTE TOWNHOMES) CONSISTING OF 18 TWO-FAMILY DWELLING UNITS FOR PROPERTY LOCATED AT THE SOUTHEAST CORNER OF CAMINO AL NORTE AND RANCHO DEL NORTE DRIVE AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

WHEREAS, the rezoning is consistent with the Comprehensive Plan; and

WHEREAS, the Council determines that the amendment will not adversely affect the health and general welfare; and,

WHEREAS, according to Paragraph B of Section 70 of Chapter 12 of Title 17 of the North Las Vegas Municipal Code, the City Council may, by ordinance, reclassify property.

NOW THEREFORE, the City Council of the City of North Las Vegas does ordain:

SECTION 1: In accordance with the provisions of Ordinance No. 3001, the following described parcel of land shall be reclassified as follows:

THE NEW PLANNED UNIT DEVELOPMENT DISTRICT (ZN-24-19), THE FOLLOWING PROPERTY DESCRIBED TO WIT:

APN: 124-34-330-001, 002, 003, 004, 005, 006, 007, and 008.

LOTS ONE HUNDRED SIXTY-NINE (169) THROUGH ONE HUNDRED SEVENTY-SIX (176) IN BLOCK B OF MONTEREY VILLAS UNIT NO. 5 AS SHOWN BY MAP THEREOF ON FILE IN BOOK 66 OF PLATS, PAGE 47, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA

THAT PORTION OF THE NORTH HALF (N1/2) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 34, TOWNSHIP 19 SOUTH, RANGE 61 EAST, M.D.M., CITY OF NORTH LAS VEGAS, CLARK COUNTY, NEVADA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL C-2A, AS SHOWN BY MAP THEREOF IN FILE 89 OF PARCEL MAPS, PAGE 73, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA

SECTION 2: The Planned Unit Development (PUD) District herein is subject to the development standards and requirements of the North Las Vegas Municipal Code as well as the following conditions of approval:

1. Unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.

2. The development shall comply with the following setbacks:
 - a. Front Setbacks: 15 feet
 - b. Rear Setback: 5 feet
 - c. Side Setback: 5 feet
3. 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.
4. Approval of a drainage study is required prior to submittal of the civil improvement plans.
5. Proposed residential driveway slopes shall not exceed twelve percent (12%).
6. All common elements shall be labeled and are to be maintained by the Home Owners' Association.
7. All driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 222.1 and 222.
8. Approval of a traffic study waiver is required prior to submittal of the civil improvement plans. Please contact Traffic Engineering at 633-2676 to request a scope.
9. The applicant shall landscape the parcel between Camino Al Norte and the drainage channel. Landscaping shall be developed in compliance with Title 17 requirements.
10. The townhomes shall be developed with a minimum of 28 feet between each garage door on the shared driveways.

SECTION 3: NON-INFRINGEMENT OF RIGHTS. The City Council of the City of North Las Vegas has been informed by the City Attorney as to the constitutionality of this ordinance and based upon such information we are adopting this ordinance in good faith with a reasonable belief that the actions taken by the City of North Las Vegas are not in violation of any rights, privileges, or immunities secured by the laws providing for equal rights of citizens or persons.

SECTION 4: SEVERABILITY. If any section, paragraph, clause or provision of this Ordinance shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall in no way affect the validity and enforceability of the remaining provisions of this Ordinance.

SECTION 5: EFFECTIVE DATE. This Ordinance shall become effective after its passage by the City Council of the City of North Las Vegas and, after such passage by the City Council, publication once by title in a newspaper qualified pursuant to the provisions of Chapter 238 of NRS, as amended from time to time.

SECTION 6: PUBLICATION. The City Clerk shall cause this Ordinance, immediately following its adoption, to be published once by title, together with the names of the Councilmen voting for or against passage, in a newspaper qualified pursuant to the provisions of Chapter 238 of NRS, as amended from time to time.

PASSED AND ADOPTED THIS 18th day of December, 2019.

AYES: Mayor Lee, Mayor Pro Tempore Black, Council Members Goynes-Brown, Barron and Cherchio

NAYS: None

ABSTAIN: None

ABSENT: None

APPROVED:



JOHN J. LEE, MAYOR

ATTEST:



CATHERINE A. RAYNOR, MMC
CITY CLERK

April 2, 2021

City of North Las Vegas
Land Development and Community Service Department
2250 Las Vegas Blvd, North
North Las Vegas, NV 89030

RE: Letter of Intent for Duplexes located in the 700 block of Rancho Del Norte Drive
Build-018069-2020

To whom it may concern:

The project consists of nine (9) duplex homes situated on a strip of land bound by Rancho Del Norte Drive to the North and the channel for the Lower Northern Watershed to the South. The duplexes consist of two (2) 3 bedroom, 3 bath homes of approximately 1,850 sq ft each. Each home has a 2 car attached garage.

The strip of land has remained vacant due to its narrow depth which causes it to be difficult to develop. The lots are too shallow to be developed for commercial business, apartment homes, or typical single family homes. The concept developed will create much needed single family residences in a piece of land that in the past was considered unusable and is a distraction from the beauty of the completed development that surrounds it.

The development is across from both a neighborhood commercial center and a single family home community. It will easily blend into the neighborhood and act as a transition between the two types of development.

The site has been developed so that the owners will not be backing out into Del Norte but will be backing out into their driveways and then proceeding to the roadway. As there are only 10 driveways for the 18 single family dwellings, the impact to traffic on Rancho Del Norte Drive is minimized.

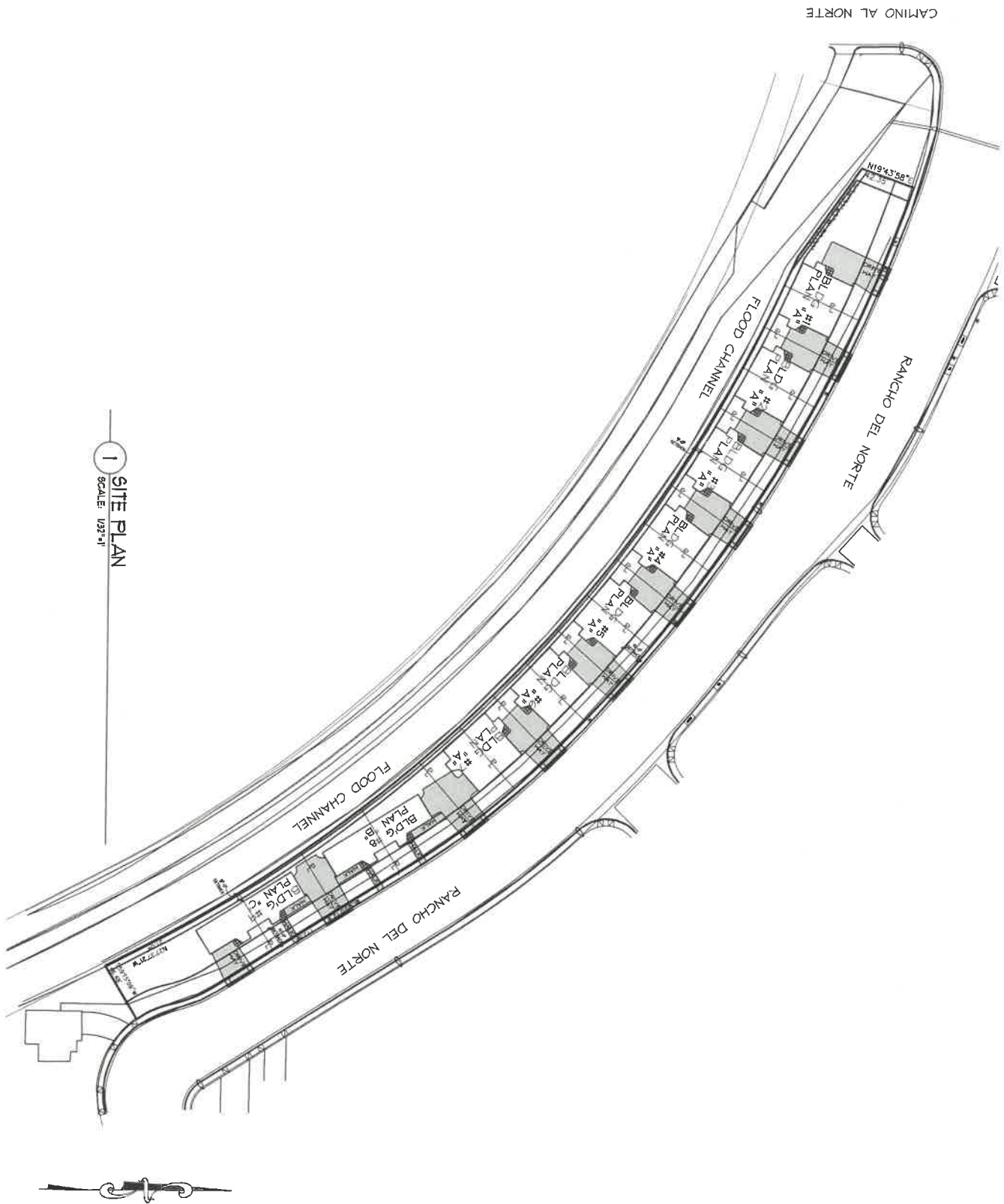
Construction of the civil improvements at the site are projected to start during the second quarter of 2021 closely followed by vertical construction with the project scheduled to be completed and ready for move in during the first quarter of 2022.

Sincerely,



Barry Greene
Architect

Greene Tindall Design, LLC
3047 East Warm Springs Road Suite 400
Las Vegas, Nevada 89120
Direct: (702) 460-4502



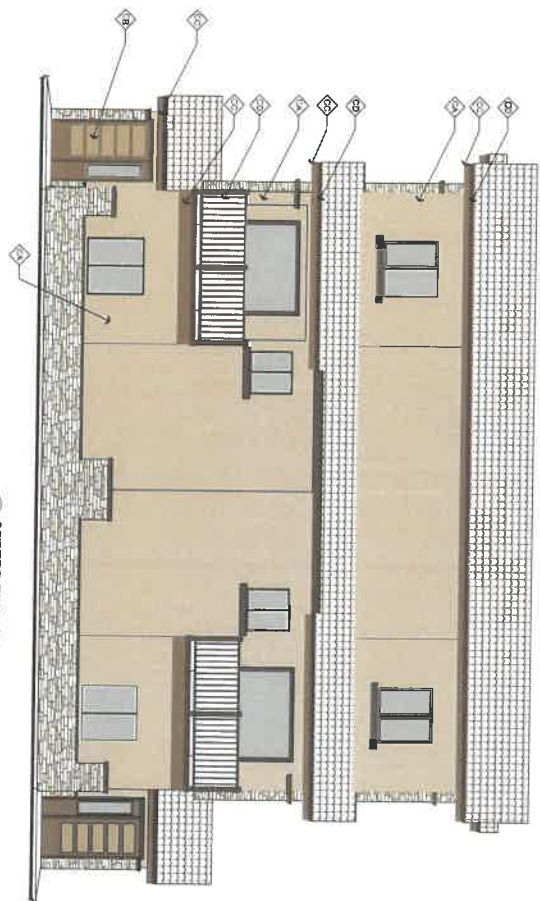
1 SITE PLAN
SCALE: 1/32" = 1'

| | | | | |
|-------|----------------|----------|------|-------|
| AS1.0 | DATE: 08/08/08 | REVISION | DATE | NOTES |
| | | | | |

RANCHO DEL NORTE
 TOWNHOMES
 GREENE TINDALL
 DESIGN
© ALL RIGHTS RESERVED BY DESIGNER DO NOT SCALE DRAWING
 LAS VEGAS, NEVADA 89120 OFFICE (702) 400-4500

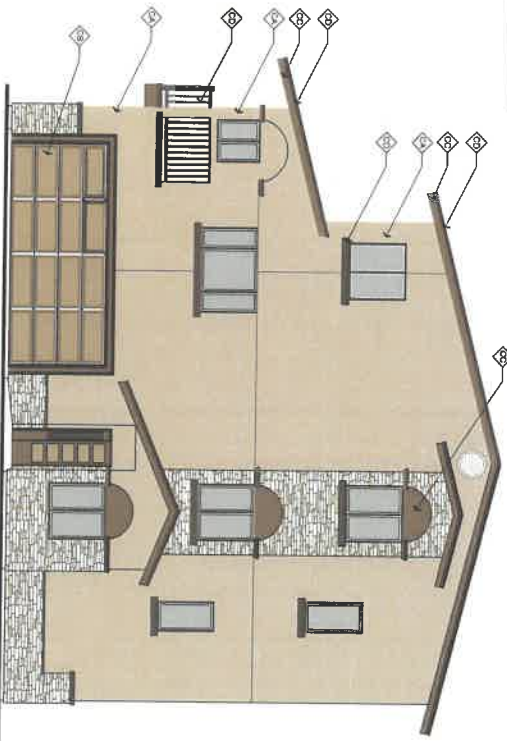
GREENE
TINDALL
DESIGN

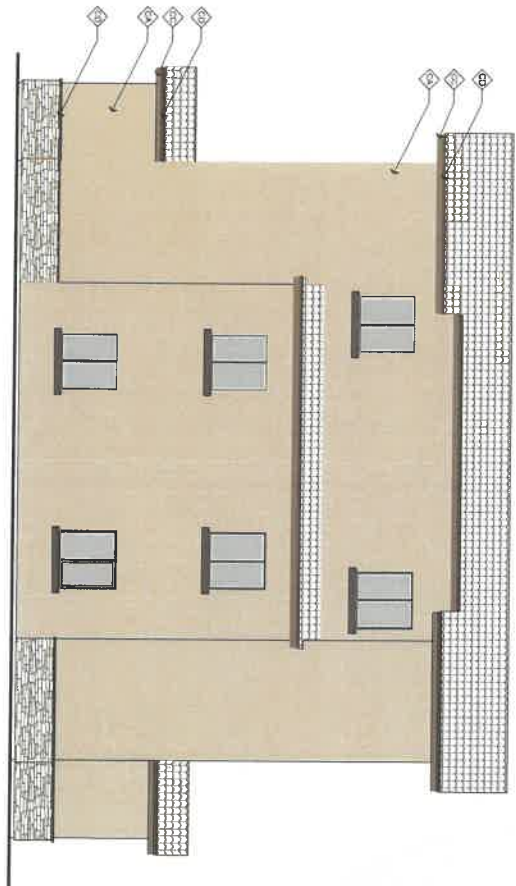
DESIGN



PAINT SCHEDULE

- 
 SW 6108 - KILIM BERGE
- 
 SW 6108 - LATITE
- 
 SW 6110 - STEADY BROWN
- 
 SW 6111 - COCONUT HUSK

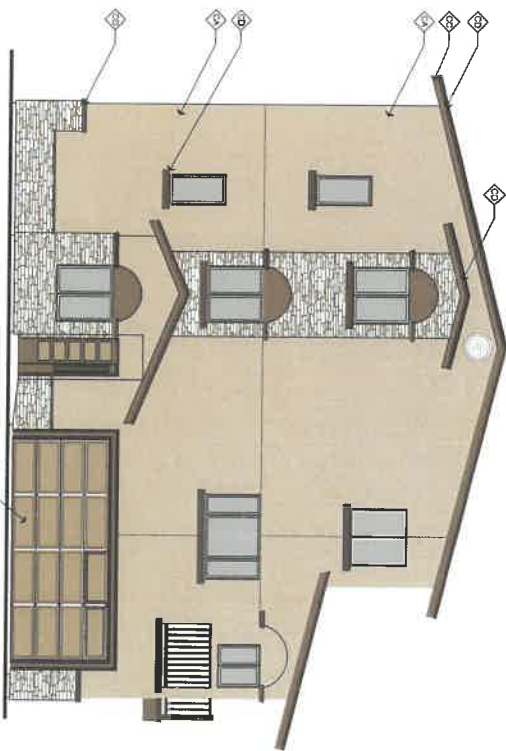




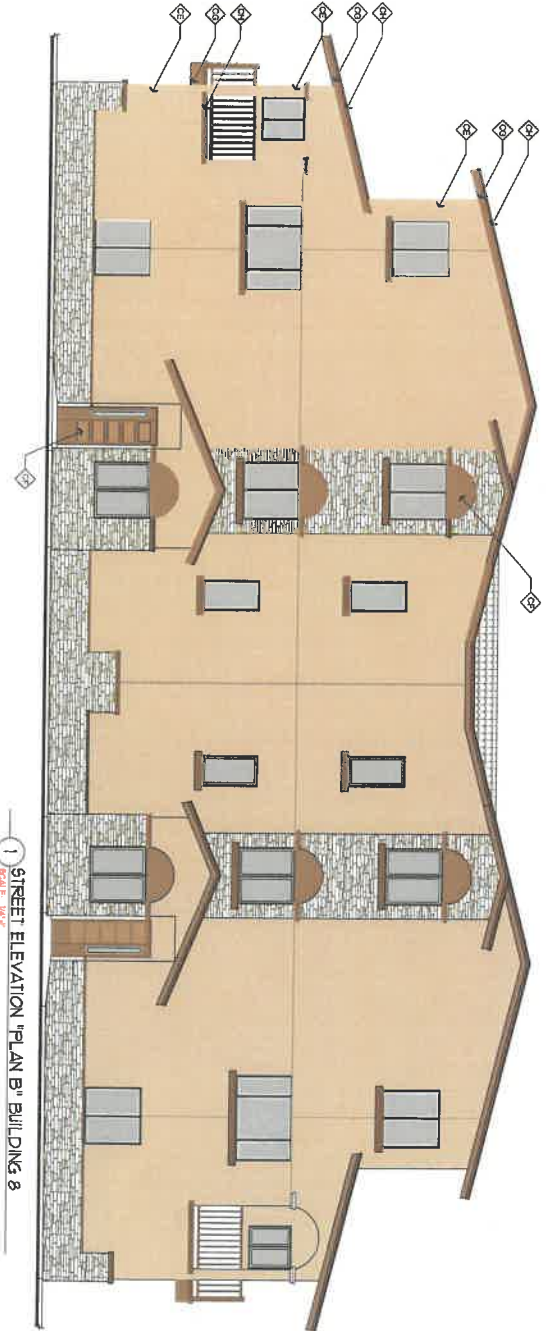
3 REAR ELEVATION "PLAN A" BUILDING 1-7
SCALE: 1/8"=1'-0"

PAINT SCHEDULE

| | |
|---|-----------------------|
| 1 | SW 6109 - BEIGE |
| 2 | SW 6108 - LATTE |
| 3 | SW 6110 - STEAK BROWN |
| 4 | SW 6111 - COCONUT BLK |



4 LEFT SIDE ELEVATION "PLAN A" BUILDING 1-7
SCALE: 1/8"=1'-0"



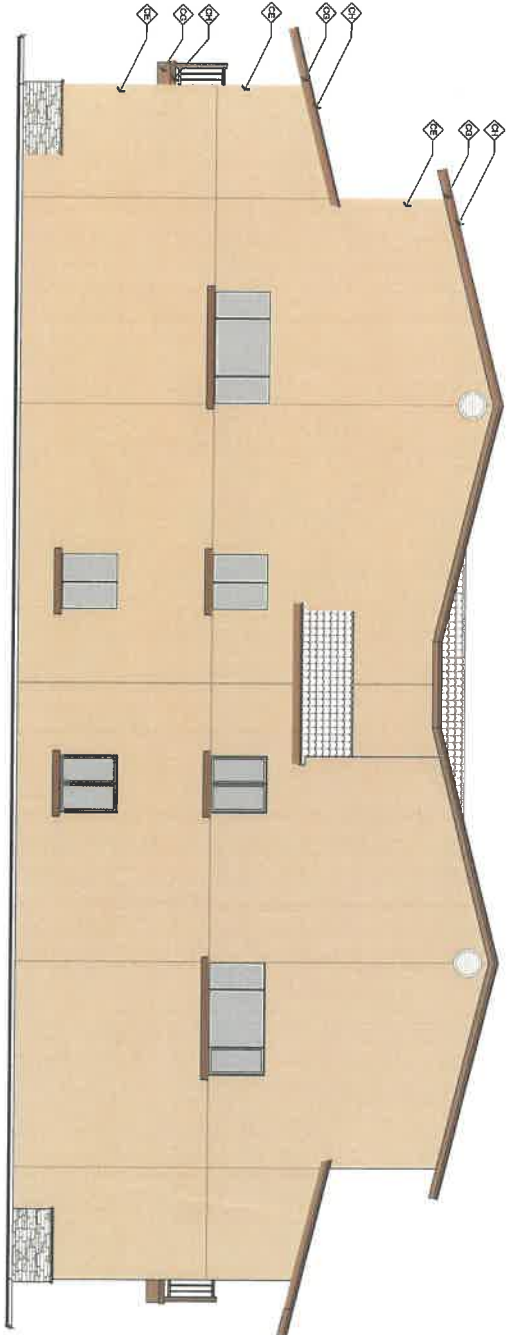
1 STREET ELEVATION "PLAN B" BUILDING 8
SCALE: 1/8" = 1'-0"

PAINT SCHEDULE

| |
|-----------------------------|
| SW 6113 - INTERACTIVE CREAM |
| SW 6116 - TANNED TAN |
| SW 6117 - SMOKEY TONAZ |
| SW 6119 - LEATHER BROWN |



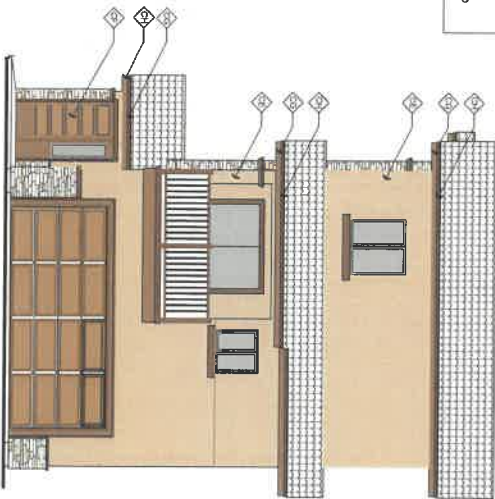
2 LEFT SIDE ELEVATION "PLAN B" BUILDING 8
SCALE: 1/8" = 1'-0"



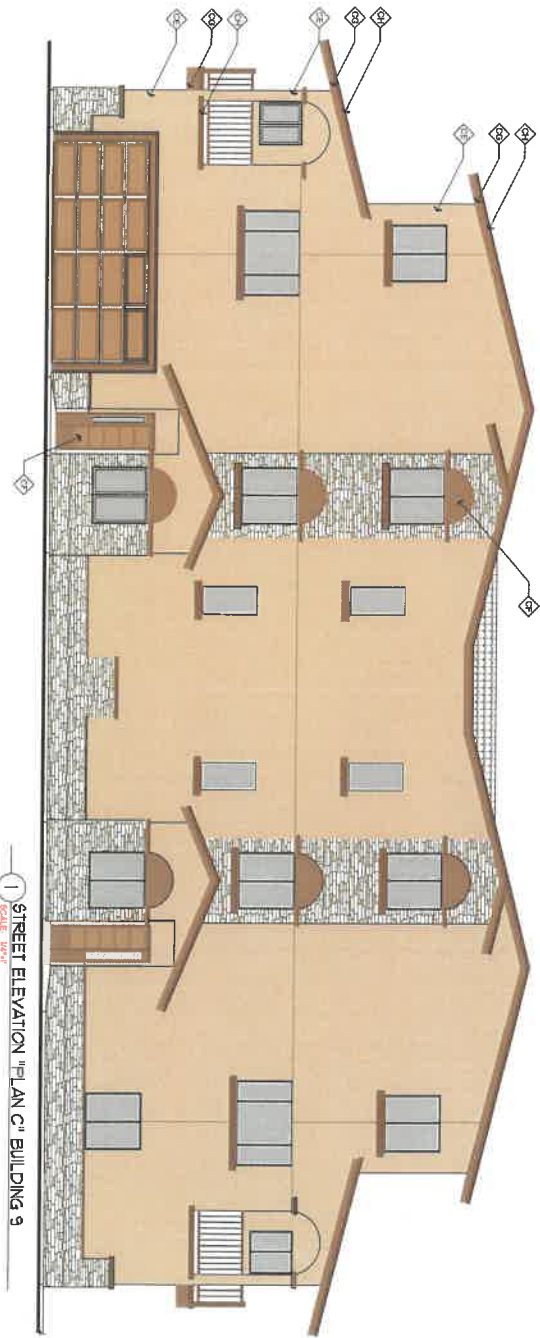
3 REAR ELEVATION "PLAN B" BUILDING 8
SCALE: 1/8" = 1'-0"

PAINT SCHEDULE

| |
|-----------------------------|
| SW 6113 - INTERACTIVE CREAM |
| SW 6116 - TUXMAN TAN |
| SW 6117 - SMOKEY TOPAZ |
| SW 6118 - LEATHER BROWN |



4 RIGHT SIDE ELEVATION "PLAN B" BUILDING 8
SCALE: 1/8" = 1'-0"

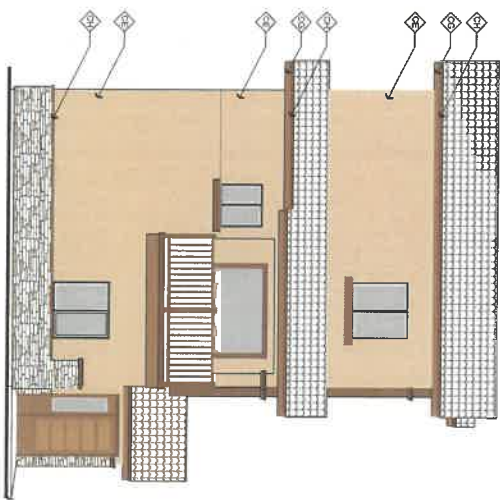


1 STREET ELEVATION "PLAN C" BUILDING 9

SCALE: 3/8" = 1'-0"

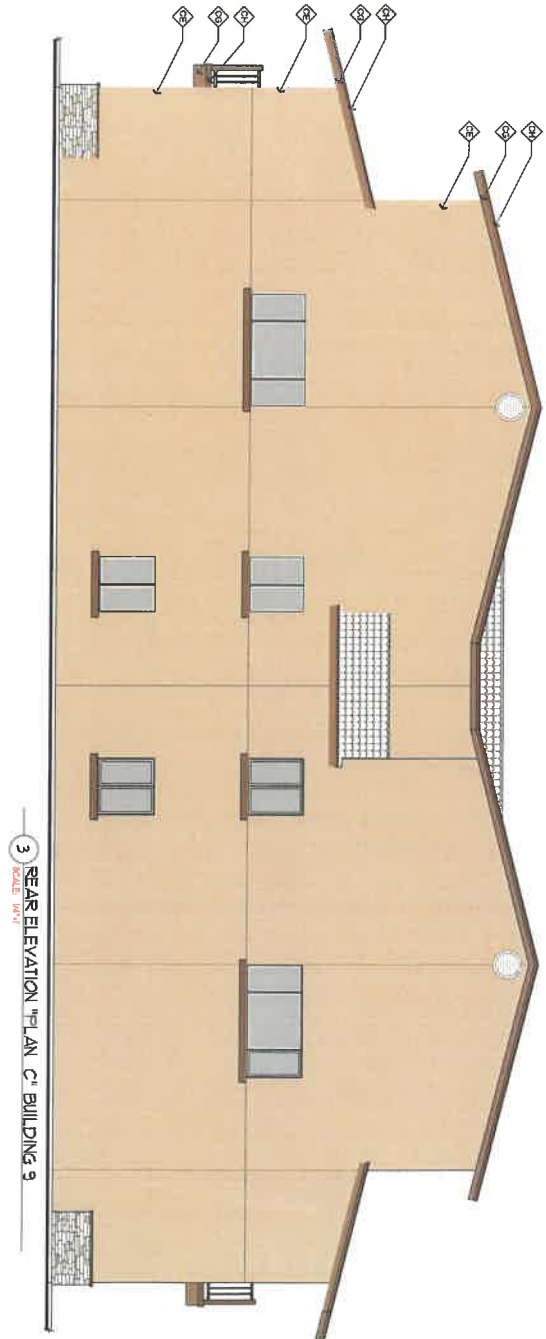
PAINT SCHEDULE

| | |
|--|----------------------------|
| | SW 6113 - INTERACTIVE GREY |
| | SW 6118 - TANGENT TAN |
| | SW 6117 - SMOKE TONIC |
| | SW 6119 - LEATHER BROWN |



2 LEFT SIDE ELEVATION "PLAN C" BUILDING 9

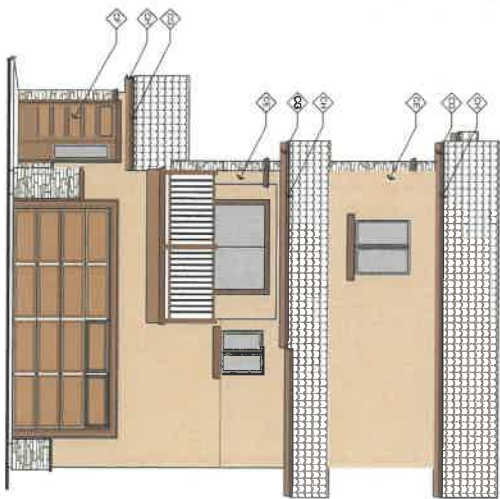
SCALE: 3/8" = 1'-0"



3 REAR ELEVATION "PLAN C" BUILDING 9
SCALE: 1/4" = 1'-0"

PAINT SCHEDULE

| |
|-----------------------------|
| SW 6113 - INTERACTIVE CREAM |
| SW 6118 - TITANIUM |
| SW 6117 - SMOKE TONIC |
| SW 6119 - LEATHER SOLE |



4 RIGHT SIDE ELEVATION "PLAN C" BUILDING 9
SCALE: 1/4" = 1'-0"



Real Property Management
1180 Military Tribute Place
Henderson, NV 89074

School Development Tracking Form

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

Date Filed 05/06/2021 Application Number FDP-000005-2021 Entity NLV

Company Name Gregory Seehafer

Contact Name _____

Contact Mailing Address _____

City _____ State _____ Zip Code _____

Phone (702) 355-1176 Mobile _____ Fax _____ Email _____

Project Name Rancho Del Norte Townhomes

Project Description 18 Single Family Units (Duplexes/Townhomes)

APN's 124-34-330-001 thru 008

| Student Yield | Elementary School | Middle School | High School |
|----------------------------|-------------------|---------------|-------------|
| Single-Family Units (1) 18 | x 0.166 = 3 | x 0.093 = 2 | x 0.131 = 2 |
| Multi-Family Units (2) | x 0.139 = 0 | x 0.065 = 0 | x 0.074 = 0 |
| Resort Condo Units (3) | | | |
| Total | 3 | 2 | 2 |

(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 |
| Elizondo ES | 4865 Goldfield St | K-5 | 719 | 668 | 3/1/2021 |
| Findlay MS | 333 W. Tropical Pkwy | 6-8 | 1544 | 1158 | 3/1/2021 |
| Mojave HS | 5302 Goldfield St | 9-12 | 2457 | 2528 | 3/1/2021 |
| | | | | | |
| | | | | | |
| | | | | | |

* CCSD Comments Mojave HS is over capacity for the 2020-2021 school year. Mojave HS is at 102.89% of program capacity.

☐ Approved

☐ Disapproved

This map is for assessment use only and does NOT represent a survey.
 No liability is assumed for the accuracy of the data delineated herein.
 Information on roads and other non-assessed parcels may be obtained
 from the Road Document Listing in the Assessor's Office.
 This map is compiled from official records, including surveys and deeds,
 but only contains the information required for assessment. See the
 recorded documents for more detailed legal information.
 USE THIS SCALE (FEET) WHEN MAP REDUCED FROM 11x17 ORIGINAL.

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

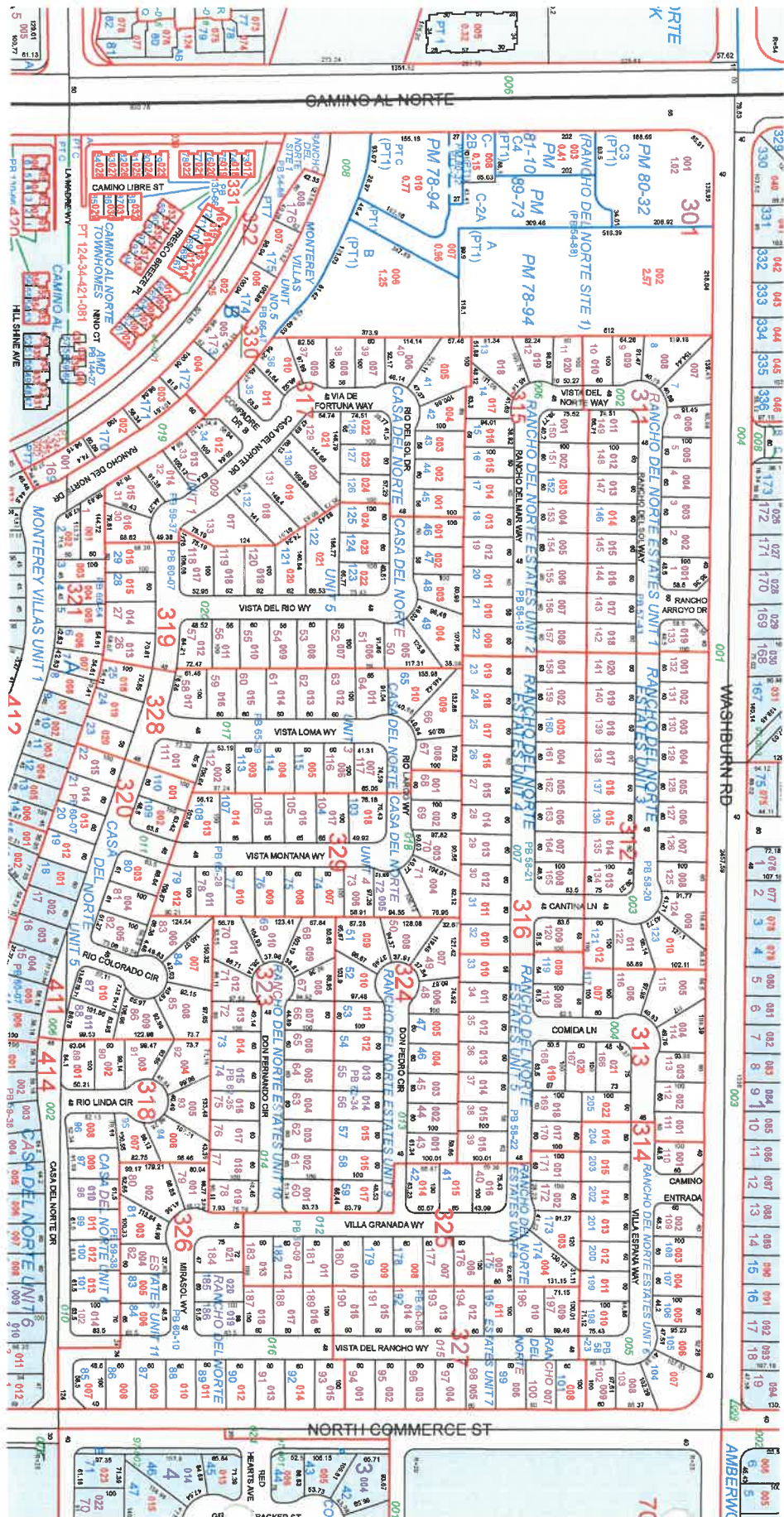
MAP LEGEND
 PARCEL BOUNDARY
 SUB BOUNDARY
 FLOOD BOUNDARY
 ROAD EASEMENT LINE
 MICHIGAN EASEMENT LINE
 HISTORIC SUB BOUNDARY
 HISTORIC FLOOD BOUNDARY
 SECTION LINE

T19S R61E
 100 101 102
 125 124 123
 138 139 140
 163 162 161

N 2 SW 4
 1 2 3 4
 5 6 7 8
 9 10 11 12
 13 14 15 16
 17 18 19 20

124-34-3
 1 2 3 4
 5 6 7 8
 9 10 11 12
 13 14 15 16
 17 18 19 20

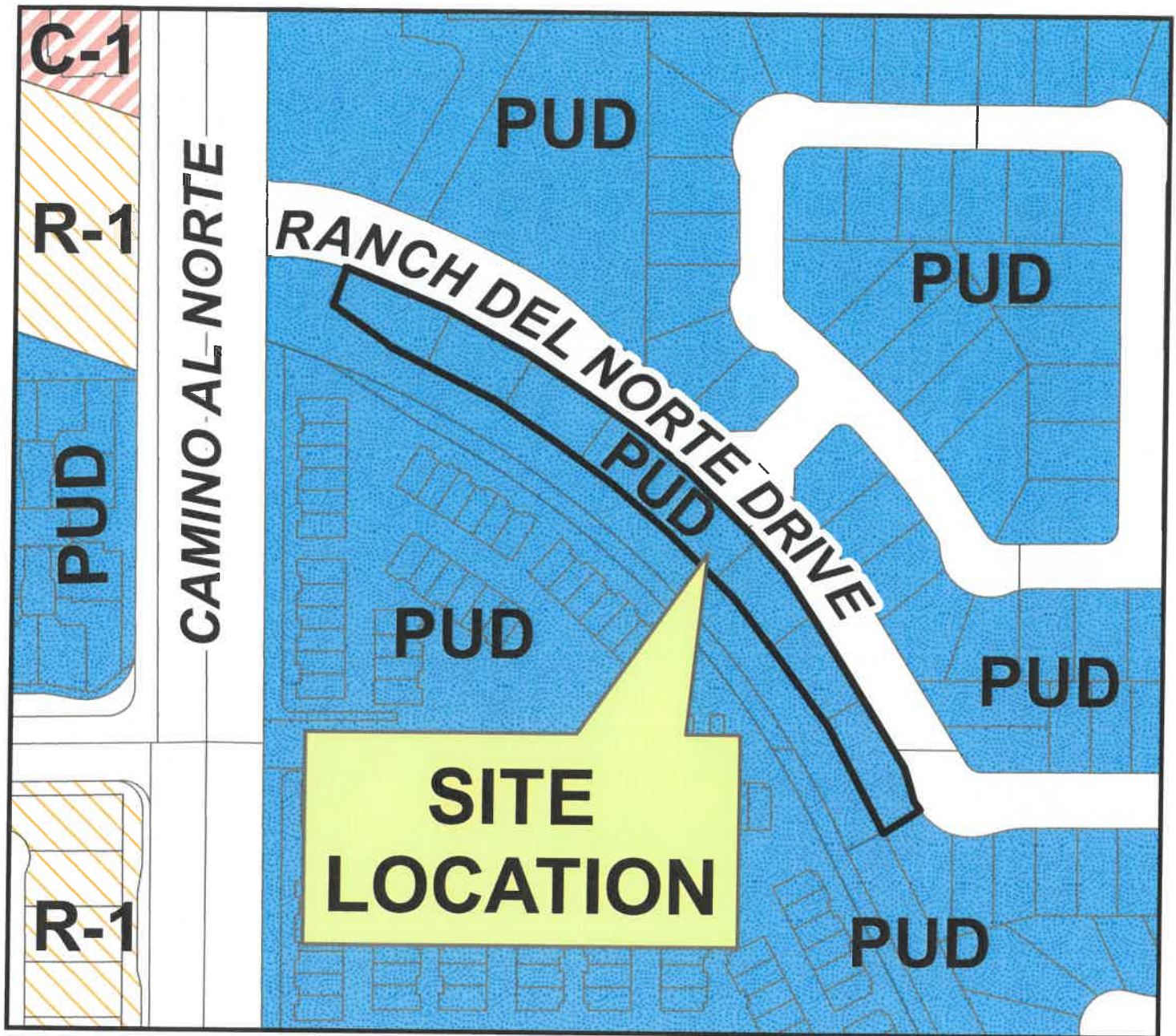
Scale: 1" = 200'
 Rev: 10/2019





THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: LTRD Development
Application: Final Development Plan
Request: To Develop 18 Single-Family Homes
Project Info: Southeast corner of Camino Al Norte And Rancho Del Norte Drive
Case Number: FDP-05-2021

5/6/2021

