

CITY OF NORTH LAS VEGAS

INTEROFFICE MEMORANDUM

To: Johanna Murphy, Principal Planner, Land Development & Community Services
From: Duane McNelly, Land Development Coordinator, Department of Public Works
Subject: ZN-15-2022 **Kavison Homes**
Date: June 16, 2022

In addition to the requirement to comply with the *City of North Las Vegas Municipal Code* - Titles 15 and 16, the *Development Standards for Park Highlands*, 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. 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.
4. 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.
5. Proposed residential driveway slopes shall not exceed twelve percent (12%).
6. All residential driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 222.
7. 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. Simmons St (sidewalk/streetlights)
 - b. San Miguel Ave (sidewalk)
8. All off-site improvements must be completed prior to final inspection of the first building.
9. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along.

10. 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.
11. A revocable encroachment permit for landscaping within the public right of way is required, if applicable.
12. All common elements shall be labeled and are to be maintained by the Homeowner Association.
13. 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.

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

**CITY OF NORTH LAS VEGAS PLANNING COMMISSION AND CITY
COUNCIL RECOMMENDATIONS / COMMENTS**

FROM: CLARK COUNTY DEPARTMENT OF AVIATION

APPLICATION: ZN-000015-2022

PROJECT: KAVISON HOMES, 27 SFU

LOCATION: 139-05-801-001, 003

**MEETING DATE: JULY 13, 2022, PLANNING COMMISSION, AUGUST 3,
2022, CITY COUNCIL**

COMMENTS:

The proposed development lies just outside the AE-60 (60-65 DNL) noise contour for North Las Vegas Airport (VGT), and is subject to significant aircraft noise and continuing over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade VGT to meet future air traffic demand, and nighttime operations may and will continue to occur at VGT.

Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office is strongly encouraged. Additionally, the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998, and funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

KAEMPFER

CROWELL

ATTORNEYS AT LAW

LAS VEGAS OFFICE

BOB J. GRONAUER

bjg@kcwlvaw.com
702.792.7000

May 31, 2022

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

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

Re: *Justification Letter*
Kavison Homes
APNs: 139-05-801-001 and 003

To Whom It May Concern:

This firm represents Kavison Homes (the "Applicant") in the above referenced matter. The proposed project is located on approximately 4.08 acres on the southeast corner of San Miguel Avenue and Simmons Street (the "Property"). The Property is more particularly described as Assessor's Parcel Numbers 139-05-801-001 and 003.

The Property is master planned Single Family Low and zoned R-1 and R-E. The Applicant is requesting an amendment to the master plan (AMP) to Single Family Medium and a zone change (ZC) to PUD/PID to allow for a 27 lot single family residential development. Should the request for the AMP and ZC be approved, the Applicant will submit a Final Development Plan for review through the public hearing process. The lots will range in size from 4,000 square feet to 4,452 square feet and the Applicant will provide the required open space. The proposed layout and lot sizes are appropriate for the Property and compatible with the surrounding community as it sits on the corner of two heavily travelled right-of-ways and is across the street from Cheyenne High School.

Thank you in advance for your consideration. Please do not hesitate to let me know if you have any questions or concerns.

Sincerely,

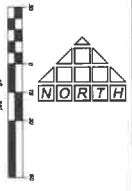
KAEMPFER CROWELL



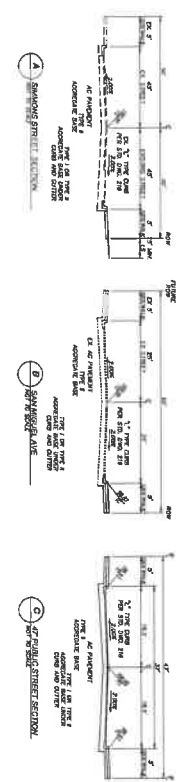
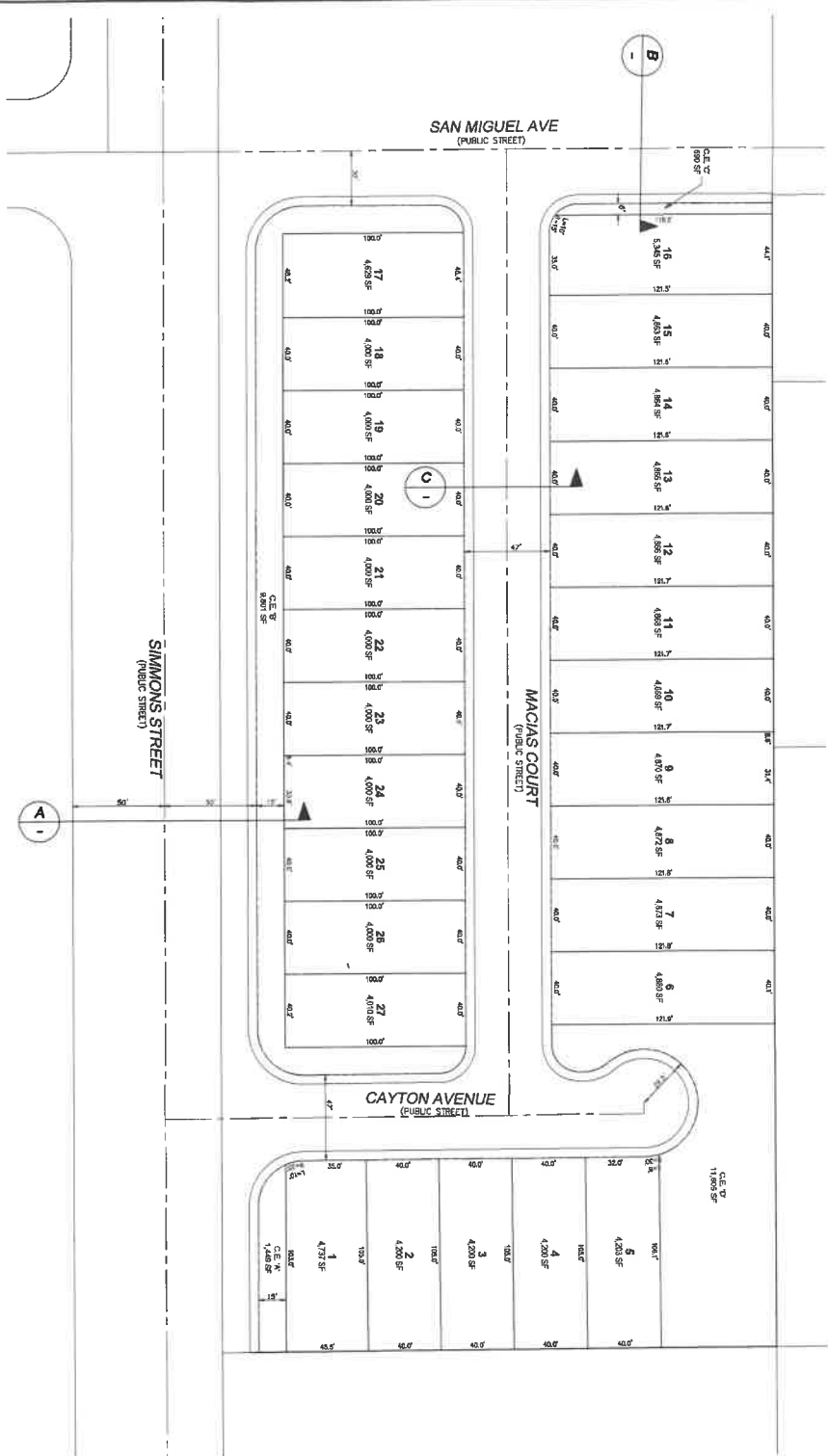
Robert J. Gronauer

SITE PLAN OF SIMMONS/SAN MIGUEL

A RESIDENTIAL SUBDIVISION
BY KAVISON HOMES LLC



- LEGEND**
- EXISTING STREET LINE AND MANNER
 - EXISTING WATER LINE
 - PROPOSED WATER LINE
 - PROPOSED STORM LINE AND MANNER
 - FIRE HYDRANT
 - UTILITY
 - PROPOSED UTILITY
 - EXISTING DRAINAGE CHANNEL LINE



GENERAL NOTES

1. ALL DIMENSIONS SHALL COMPLY TO THE SIMMONS AND SPECIFICATIONS OF THE CITY OF LAS VEGAS.
2. UTILITY SERVICES PROVIDED AS FOLLOWS:
 - WATER: CITY OF LAS VEGAS
 - SEWER: CITY OF LAS VEGAS
 - STORM: CITY OF LAS VEGAS
 - POWER: CITY OF LAS VEGAS
 - TELEPHONE: CITY OF LAS VEGAS
 - CABLE: CITY OF LAS VEGAS
3. EXISTING UTILITIES TO BE LOCATED BY RESPECTIVE AGENCIES.
4. EXISTING UTILITIES TO BE RELOCATED AND RELOCATED BY THE CITY OF LAS VEGAS.
5. EXISTING UTILITIES TO BE RELOCATED AND RELOCATED BY THE CITY OF LAS VEGAS.
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27. EXISTING UTILITIES TO BE RELOCATED AND RELOCATED BY THE CITY OF LAS VEGAS.

SITE TABLES

| LOT NO. | AREA (SQ. FT.) | AREA (SQ. METERS) |
|---------|----------------|-------------------|
| 1 | 4,200 | 388 |
| 2 | 4,200 | 388 |
| 3 | 4,200 | 388 |
| 4 | 4,200 | 388 |
| 5 | 4,200 | 388 |
| 6 | 4,200 | 388 |
| 7 | 4,200 | 388 |
| 8 | 4,200 | 388 |
| 9 | 4,200 | 388 |
| 10 | 4,200 | 388 |
| 11 | 4,200 | 388 |
| 12 | 4,200 | 388 |
| 13 | 4,200 | 388 |
| 14 | 4,200 | 388 |
| 15 | 4,200 | 388 |
| 16 | 4,200 | 388 |
| 17 | 4,200 | 388 |
| 18 | 4,200 | 388 |
| 19 | 4,200 | 388 |
| 20 | 4,200 | 388 |
| 21 | 4,200 | 388 |
| 22 | 4,200 | 388 |
| 23 | 4,200 | 388 |
| 24 | 4,200 | 388 |
| 25 | 4,200 | 388 |
| 26 | 4,200 | 388 |
| 27 | 4,200 | 388 |

SETBACKS -

FRONT: 10 FT. (MIN.)
 REAR: 10 FT. (MIN.)
 SIDE: 5 FT. (MIN.)
 CORNER: 10 FT. (MIN.)

OWNER:
 KAVISON HOMES LLC
 1000 S. LAS VEGAS BLVD., SUITE 200
 LAS VEGAS, NV 89101

DESIGNER:
 THOMASON CONSULTING ENGINEERS
 700 LA CIENEGA STREET, SUITE 200
 LAS VEGAS, NV 89119

**KAVISON HOMES LLC
SIMMONS/SAN MIGUEL**

SITE PLAN - 4,000 SF LOTS

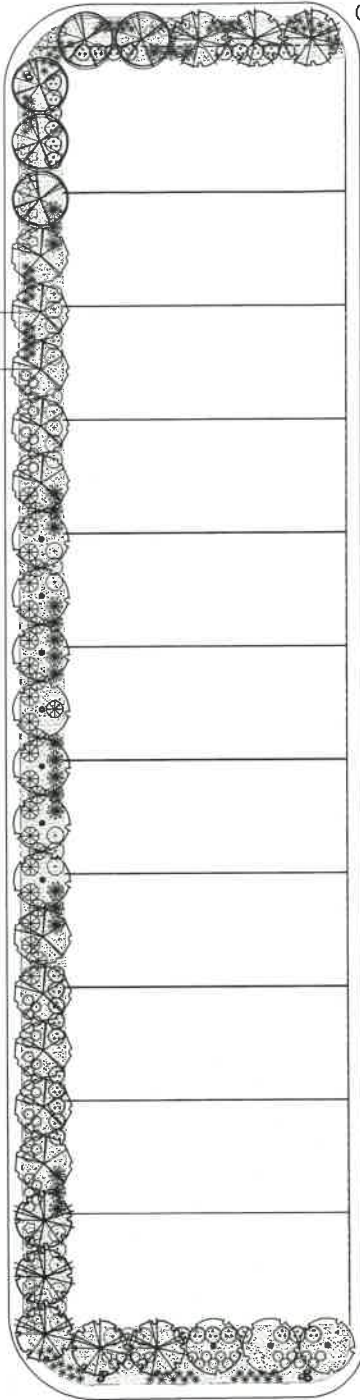
| | |
|---|---|
| THOMASON CONSULTING ENGINEERS 700 LA CIENEGA STREET, SUITE 200 LAS VEGAS, NEVADA 89119 702-932-8125 FAX: 702-932-8129 | DRAWN BY: [] CHECKED BY: [] DESIGNED BY: [] COMMENTS ADDED BY: [] PROJECT NO: 221-000 |
|---|---|

SAN MIGUEL AVE
(PUBLIC STREET)

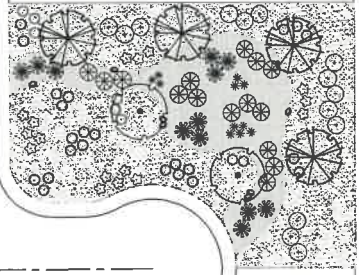


MACIAS COURT
(PUBLIC STREET)

SIMMONS STREET
(PUBLIC STREET)

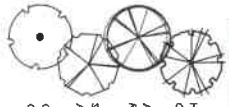


CAYTON AVENUE
(PUBLIC STREET)



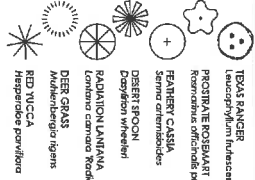
PER CIVIL CHAPTER 17.24.060

PER CIVIL CHAPTER 17.24.060



TREES

| | | |
|---|---------|----|
| HERITAGE LIVE OAK <i>Quercus virginiana</i> 'Heritage' | 24" Box | 18 |
| AFRICAN EBOLAO <i>Albizia lebbek</i> | 24" Box | 8 |
| SHOESTRING ACACIA <i>Acacia stenophylla</i> | 24" Box | 12 |
| CHITALPA <i>Chilopsis tortiflorus</i> | 24" Box | 12 |



SHRUBS

| | | |
|--|--------|-----|
| TEXAS PRANER <i>Leucosiphium fulvaceum</i> 'Green Cloud' | 5 Gal. | 36 |
| PIPCORN, RE ROSEMARY <i>Romulea officinalis</i> 'pinkholts' | 5 Gal. | 77 |
| FERNERY CASBA <i>Sesuvium portulacastrum</i> | 5 Gal. | 45 |
| DESERT FROON <i>Dasylirion wheeleri</i> | 5 Gal. | 40 |
| RADIATION LANIYAN <i>Lantana camara</i> 'Radiation' | 5 Gal. | 43 |
| DEER GRASS <i>Muhlenbergia rigens</i> | 5 Gal. | 113 |
| RED YUCCA <i>Hesperaloe parviflora</i> | 5 Gal. | 145 |

MATERIALS

| | | |
|--------------------------------------|--------|----|
| 1" - 2" Landscape Boulders - City 14 | 5 Gal. | 36 |
| 3/4" Screened Rock - White Gold | 5 Gal. | 77 |
| 2" - 4" Chunky Rock - White Gold | 5 Gal. | 45 |

NOTES:

- ALL TREES SHALL BE PLANTED A MINIMUM OF 3' FROM WALL AND/OR HARDSCAPE & 10' FROM DRIVEWAYS.
- ANY TREES PLANTED WITHIN 6' OF WALLS AND/OR HARDSCAPE SHALL BE INSTALLED W/ ROOT BARRIERS, 24" DEEP BY 10' LONG.
- BRANCHED PLANTS TO BE MAINTAINED 10' FROM ANY, FROM ALL EXISTING UTILITY WALLS AND 10' FROM DRIVEWAYS.
- ALL GROUND COVER ROCK MATERIAL SHALL BE SCREENED AND WASHED W/ MINIMUM DEPTH OF 2".
- ALL BOLLERS SHALL BE AT LEAST 1/3 THEIR OVERALL DEPTH.



LANDSCAPE PLAN

Date: 06-29-2022

Drawn by: JG

Salesperson: SH

SAN MIGUEL & SIMMONS

APN: 139-05-801-001/003

GTI

1220 S. COMMERCE ST. #120
LAS VEGAS, NV, 89102
OFFICE: 702-320-5621
FAX: 702-451-7941

LICENSE C - 10#75750
(UNLIMITED)

SAM HAMMOND

SIGN: _____



L-1









Neighborhood Meeting Summary
Kavison Homes
May 31, 2022

A neighborhood meeting was held on May 31, 2022 at the Aliante Library. John Sullivan from Kaempfer Crowell presented the project on behalf of the Applicant. Two neighbors attended the meeting. They own the 2.5 acres directly to the east of the proposed project. They expressed interest in incorporating their property into this project (or a separate project). They are in support of the proposed project.



Real Property Management
1180 Military Tribute Place
Henderson, NV 89074

School Development Tracking Form

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

Date Filed 06/03/2022 Application Number ZN-000015-2022 Entity NLV

Company Name Kaempfer Crowell

Contact Name _____

Contact Mailing Address _____

City _____ State _____ Zip Code _____

Phone (702) 792-7000 Mobile _____ Fax _____ Email _____

Project Name Kavison Homes (Simmons / San Miguel)

Project Description 27 Single Family Lots

APN's 139-05-801-001 and 003

| Student Yield | Elementary School | Middle School | High School |
|-----------------------------------|--------------------|--------------------|--------------------|
| Single-Family Units (1) 27 | x 0.166 = 4 | x 0.093 = 3 | x 0.131 = 4 |
| Multi-Family Units (2) | x 0.139 = 0 | x 0.065 = 0 | x 0.074 = 0 |
| Resort Condo Units (3) | | | |
| Total | 4 | 3 | 4 |

(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 |
| Priest ES | 4150 Fuselier Dr | K-5 | 646 | 647 | 5/3/2022 |
| Swainston MS | 3500 W. Gilmore Ave | 6-8 | 1469 | 1089 | 5/3/2022 |
| Cheyenne HS | 3200 W. Alexander Rd | 9-12 | 2452 | 1894 | 5/3/2022 |
| | | | | | |
| | | | | | |
| | | | | | |

* CCSD Comments Priest ES was over capacity for the 2021-2022 school year. Priest ES was at 100.15% of program capacity.

Approved Disapproved

NOTES

This map is for assessment use only and does NOT represent a survey.

No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.

This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

USE THIS SCALE (1" = 200') WHEN MAP REDUCED FROM 1:1417 ORIGINAL.

MAP LEGEND

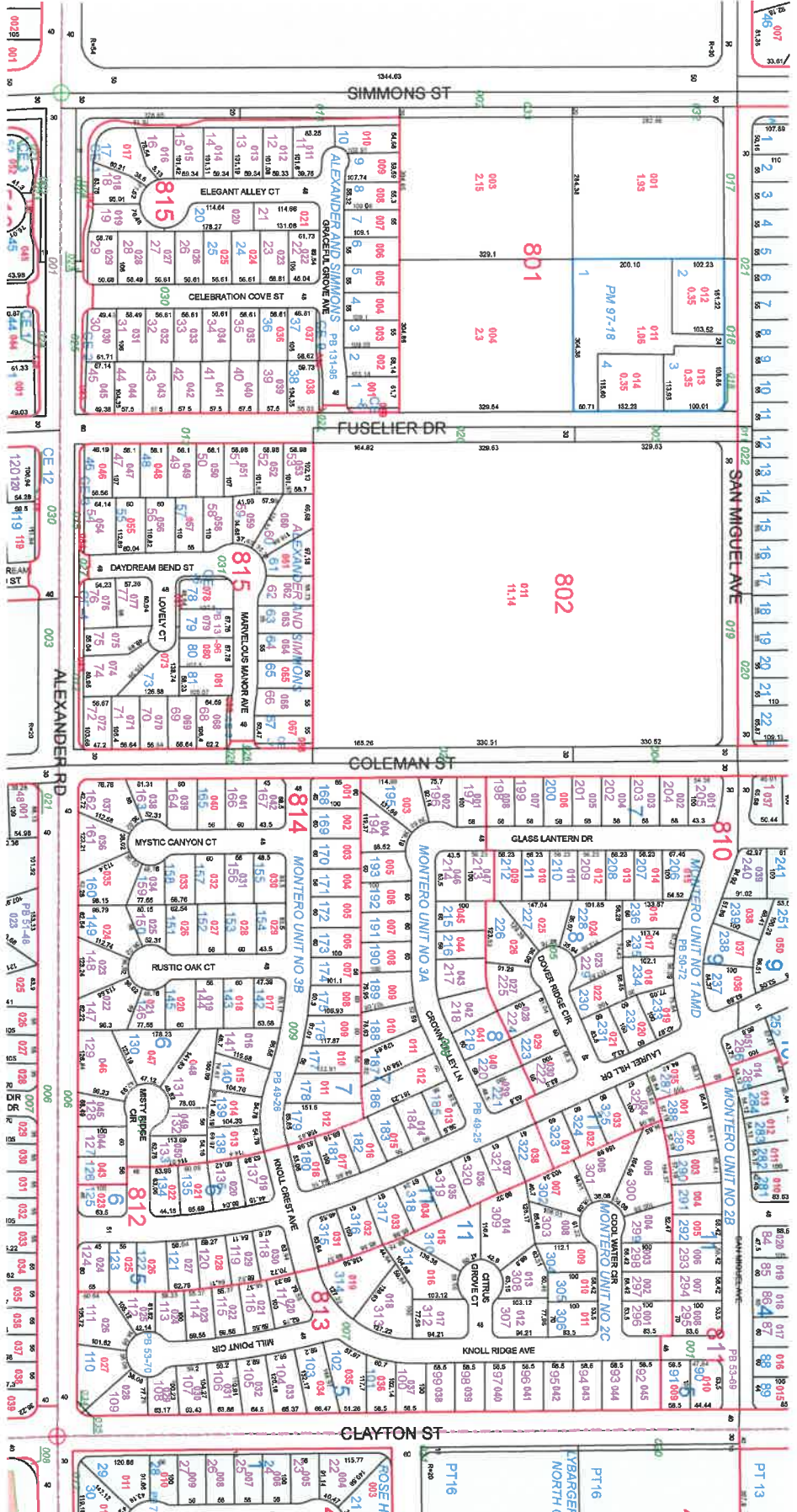
- Parcel Boundary
- Sub Boundary
- Road Easement
- Match / Leader Line
- Historic Lot Line
- Historic Sub Boundary
- Section Line
- Condominium Unit
- Air Space P.C.
- Right of Way P.C.
- Sub-Surface P.C.
- 202 Parcel Subsidy Number
- 202 Parcel Subsidy Number
- 5 Lot Number
- 61.5 Gov. Lot Number

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

| | | | |
|------------|------|-----|-----|
| 0008 | 0100 | 101 | 102 |
| 0120S R61E | 6125 | 124 | 123 |
| | 7138 | 139 | 140 |
| | 4183 | 162 | 161 |

| | |
|---|---|
| 5 | 5 |
| 1 | 1 |
| 2 | 2 |
| 3 | 3 |
| 4 | 4 |
| 5 | 5 |

| | |
|-----------|----------|
| S 2 S E 4 | 139-05-8 |
| 1 | 1 |
| 2 | 2 |
| 3 | 3 |
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| 5 | 5 |

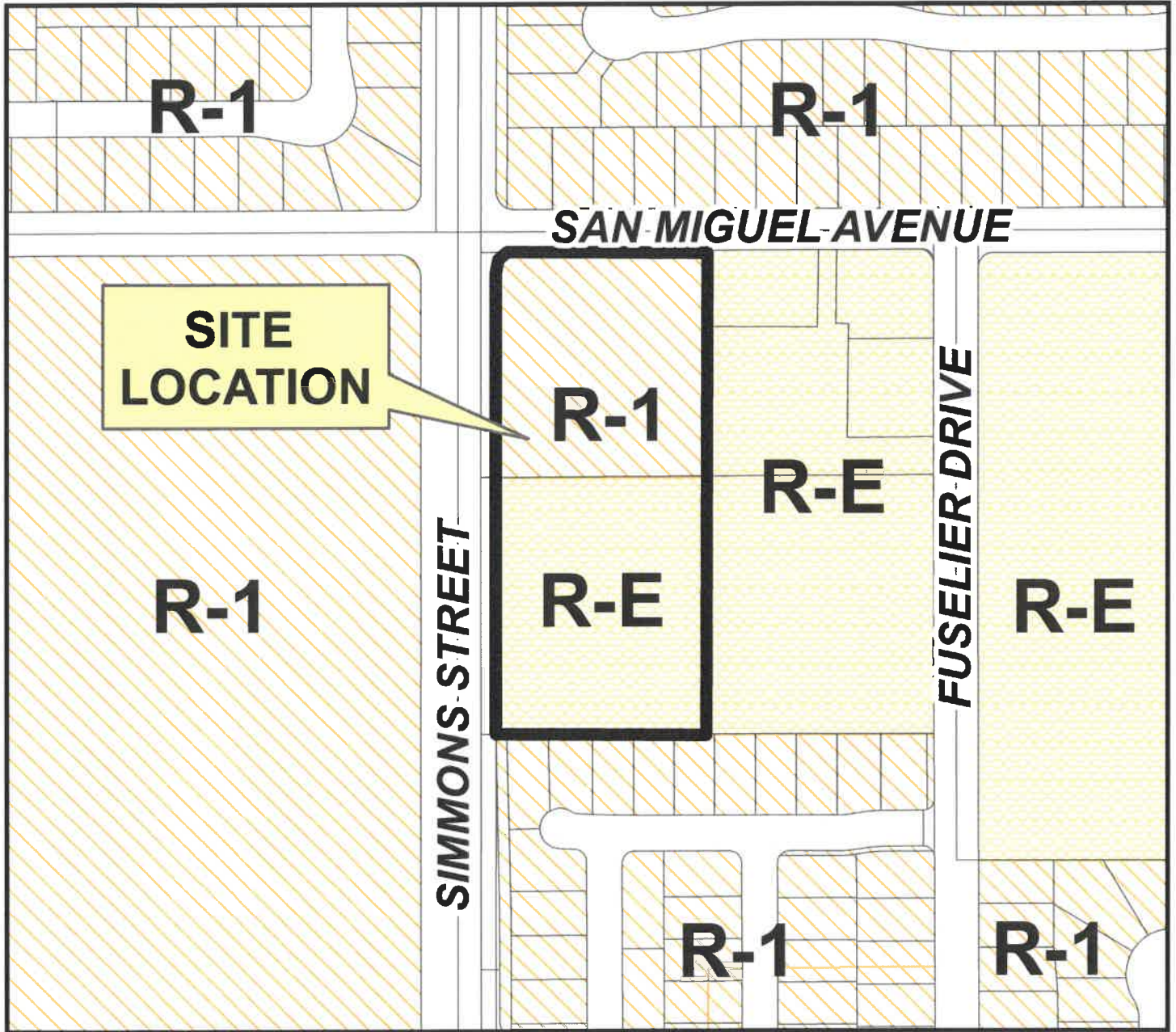


TAX DIST 250



THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: Kavison Homes, LLC.
Application Type: Property Reclassification
Request: From R-1 (Single-Family Low Density District) and R-E (Ranch Estates District) to a PUD / PID (Planned Unit Development District / Planned Infill Development District), Consisting of a 27-Lot Single-Family Subdivision
Project Info: Southeast corner of Simmons Street and San Miguel Avenue
Case Number: ZN-15-2022

6/15/2022

