

CITY OF NORTH LAS VEGAS
INTEROFFICE MEMORANDUM

To: Sharienne Dotson, Planner, Land Development & Community Services
From: Jimmy Love, Major Projects Coordinator, Department of Public Works
Subject: FDP-24-2022 **N 5th and Azure**
Date: February 7, 2023

The Department of Public Works recommends that this item comply with the conditions of approval for ZN-03-2022.



Jimmy Love, Major Projects Coordinator
Public Works Department

September 28, 2022

Sharianne Dotson
Planner
Land Development and Community Service Department
2250 Las Vegas Boulevard North
North Las Vegas, NV 89030

Subject: N 5th Azure (TF-35-2021, ZN-03-2022, T-MAP-02-2022, and VAC-03-2022) – Letter of Intent for the Final Development Plan for a 108-Lot Multi-Family Condominium Residential Subdivision on 7.48 ± Acres (APN(s): 124-27-504-002, 124-27-504-004, 124-27-504-006, 124-27-504-008)

Dear Ms. Dotson,

On behalf of our client, Harmony Homes, we present this letter of intent for the development of a multi-family condominium residential subdivision on 7.48 ± gross acres. The site is located at the northwest corner of Azure Avenue and North 5th Street in City of North Las Vegas jurisdiction. This project is companion to approved applications, ZN-03-2022, T-MAP-02-2022, and VAC-03-2022.

PROJECT DESCRIPTION:

The proposed gated multi-family condominium residential development consists of one hundred and eight (108) lots on 7.48 ± gross acres, for a gross density of 14.4 dwelling units per gross acre. The site consists of four (4) parcels: APN(s) 124-27-504-002 (4.23 ± acres), 124-27-504-004 (2.10 ± acres), 124-27-504-006 (0.07 ± acres), and 124-27-504-008 (1.08 ± acres). The subject site is an infill development currently as a PUD per approved application ZN-03-2022 and is within City of North Las Vegas' Ward 4.

The project site is bordered to the east by an apartment complex, to the north by an apartment complex, to the south by a residential subdivision, and to the west by an apartment complex and a church. Also, the project site bounds a natural gas tap site along its northern perimeter, western perimeter, and southern perimeter. The tap site has an APN of 124-27-504-009. The surrounding parcels' zoning and planned land use are as follows:

Cardinal Direction	Zoning	Planned Land Use
North	R-4 (High Density Residential)	Mixed-Use Commercial
East	R-3 (Multi-Family Residential District)	Mixed-Use Commercial
South	PUD (Planned Unit Development)	Single Family Low
West	R-3 (Multi-Family Residential District) R-E (Ranch Estates)	Mixed-Use Commercial Mixed-Use Commercial

The proposed subdivision will feature one (1) distinct multi-family attached plan that will front the proposed onsite streets and/or alleys. Vehicular access to the site is provided off Regena Avenue. Additionally, secondary access is also provided via connection to Azure Avenue. The developer is proposing street and open space improvements in compliance with the Title 17 development code.

The approved PUD zoning building setbacks are as follows:

PUD Zoning Building Setbacks	
Setbacks	Distance
Front	15 FT
Interior Side	0 FT
Corner	10 FT
Rear	10 FT

Per CNLV Table 17.24.020-2, N 5th Azure must provide 400 SF per unit. The project site provides 45,615 SF of open space where 43,200 SF is required. Approximately 77% of the open space is concentrated south of the entry off Regena Avenue. Per CNLV Table 17.24.040-4, all multiple family dwellings shall also include 0.25 per unit for guest parking. The project site provides one hundred and twenty-five (125) guest parking stalls, where twenty (27) are required. Each building contains three (3) distinct units. Units 1 & 2 both propose one-car garages, while Unit 3 provides a two-car garage. The project site is a gated residential subdivision with a 48-ft wide private right-of-way as the primary entrance. All the interior private streets are 28-ft wide back of curb to back of curb. Adequate utility services are available to the project site. The sewer point of connection is anticipated to be the sewer main along the project's southern frontage of Azure Avenue. Dual water connection is provided to the site with the anticipated connections being the existing water mains in both Azure Avenue and Regena Avenue.

The anticipated project construction timeline is approximately:

- Construction Commencement: Q3 2023
- Construction Completion: Q3 2025

Conclusion

The multi-family condominium residential development will generate short-term temporary traffic, noise, and odor impacts during construction and will reduce to minimal levels as the developed properties become populated by homeowners. Because of this project, slight increases on utility services are perceived due to the increased residential presence in the area. However, there are sufficient public safety, transportation, flood control, and utility facilities available to serve the subject properties and maintain sufficient levels of services to existing developments in the area. The development fully improves the last remaining undeveloped piece in the immediate vicinity. No significant adverse impacts to the existing natural environment or adjacent developments are anticipated. The proposed development complies with the applicable provisions of the CNLV Title 17 Development Code.

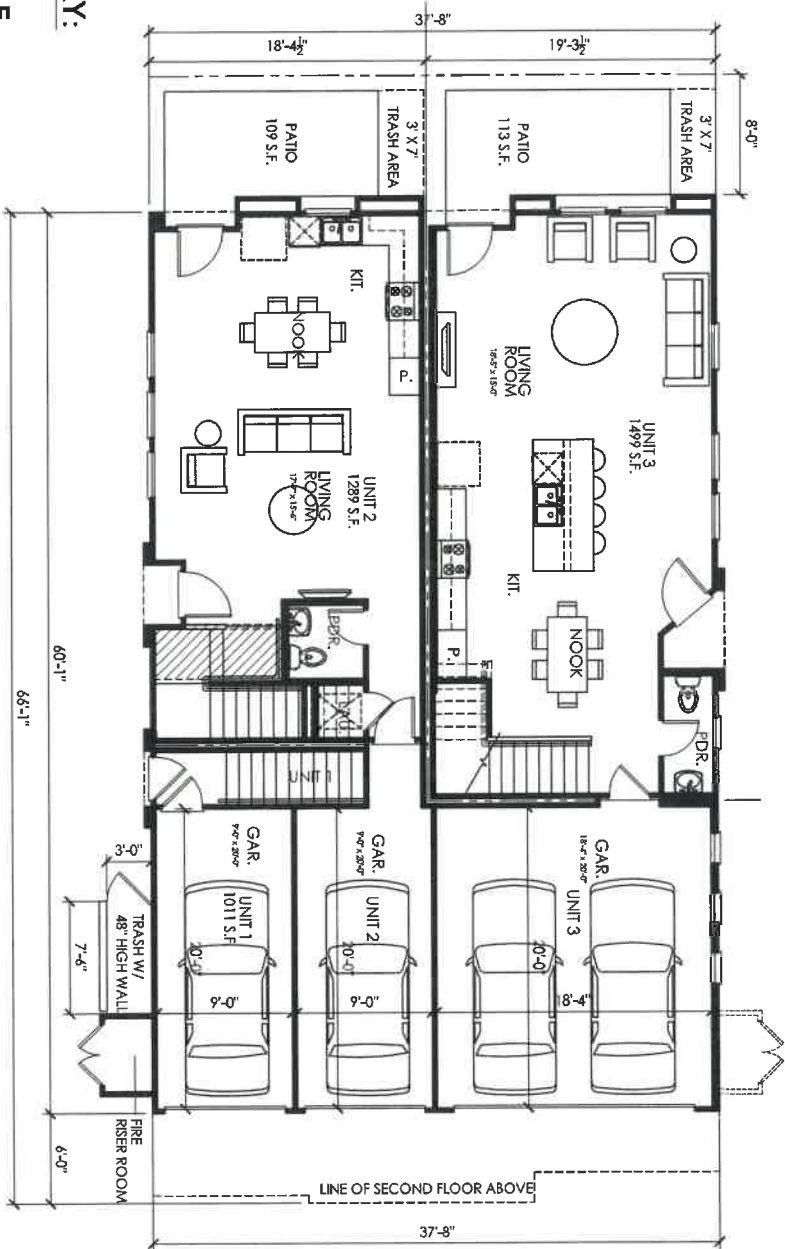
We appreciate your consideration in reviewing and approving these applications. If there are any additional questions regarding these applications, please do not hesitate to contact us at joanna.opena@strivenv.com or via phone at (702) 569-6871.



Joanna Opena, PE
Vice President/COO

Cc:

Matt Rosenberg, Harmony Homes
John Meng PE, Strive Engineering
Jason Shon EI, Strive Engineering



AREA SUMMARY:
 UNIT 1: 1011 S.F.
 UNIT 2: 1289 S.F.
 UNIT 3: 1499 S.F.

1ST FLOOR PLAN

AZURE @ N. 5TH

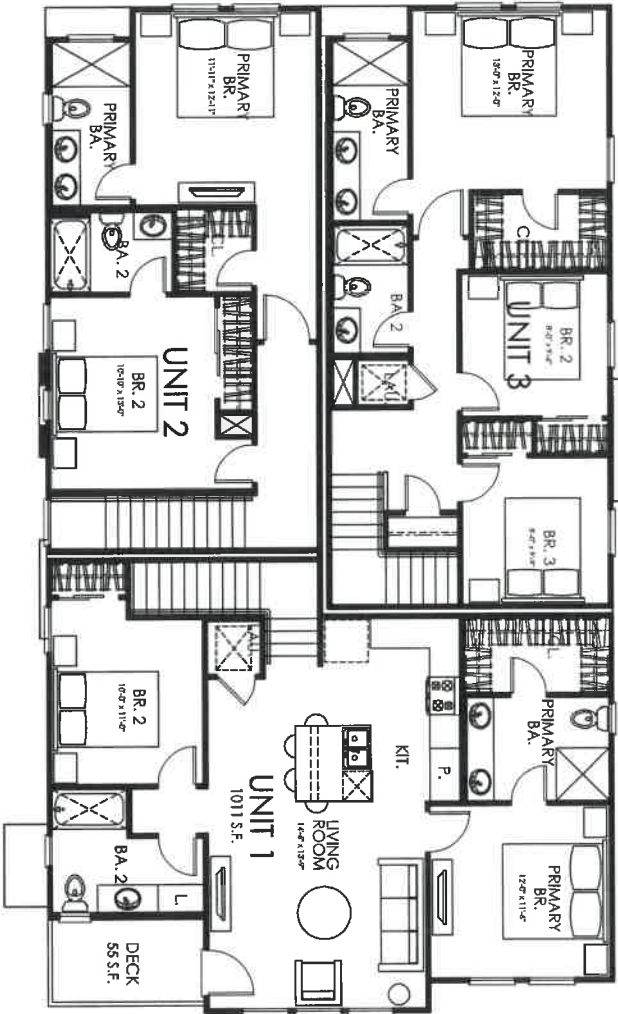
RFT DESIGN
 ARCHITECTURE
 PLANNING
 UNIT SCHE
 GRAPHICS
 ESTERSON.COM

13700 ATLANTA BLVD
 IRVINE
 CALIFORNIA
 92618
 714.946.0505

HANNOY/HOLES
 6712 BRANSHIRE DR
 SUITE 100
 LAS VEGAS, NV 89148
 702.570.7240

PROJECT NO: 28003
 DATE: 02.06.23
 SCALE: 1/8" = 1'-0"
 TITLE: FLOOR PLAN





2ND FLOOR PLAN

AZURE & N. 5TH

RFT DESIGN
13750 ATLUN RWAY
IRVINE
CALIFORNIA
92618
7949-461 0905
RFTDESIGN.COM

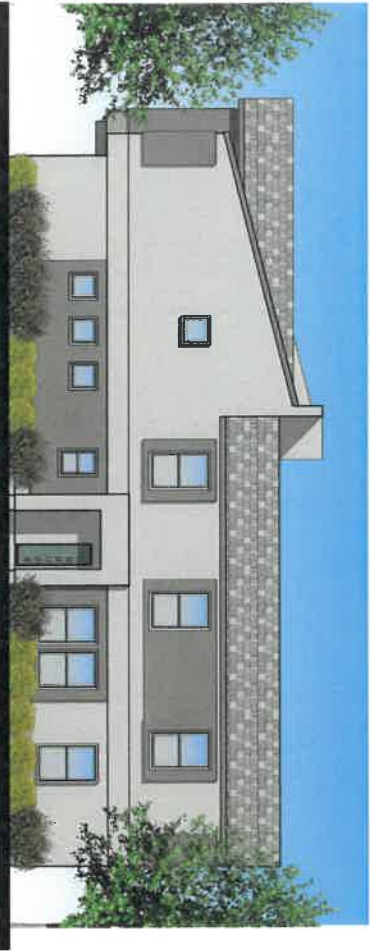
PROJECTING: 29003
02.06.23
TITLE: FLOOR PLAN
SCALE: 1/8" = 1'-0"

HANNOY/HOATES
6-712 BRUSHHEDGE
SUITE 100
LAS VEGAS, NV 89148
702.570.2740





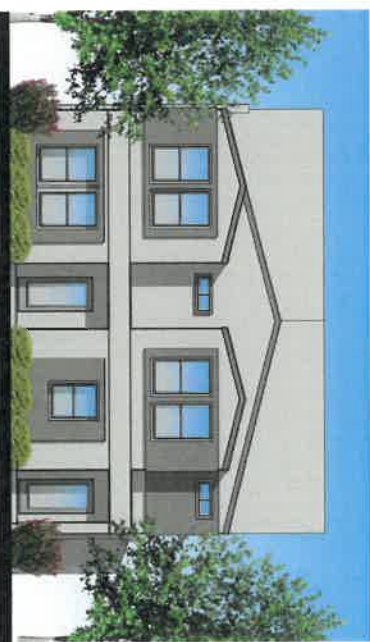
LEFT



RIGHT



FRONT



REAR

AZURE C.N. 5TH

RFT DESIGN
ARCHITECTURE
PLANNING
LANDSCAPE
GRAPHICS
RFTDESIGN.COM

13700 ALTON PKWY
IRVINE
CALIFORNIA
92618
1949.461.0005

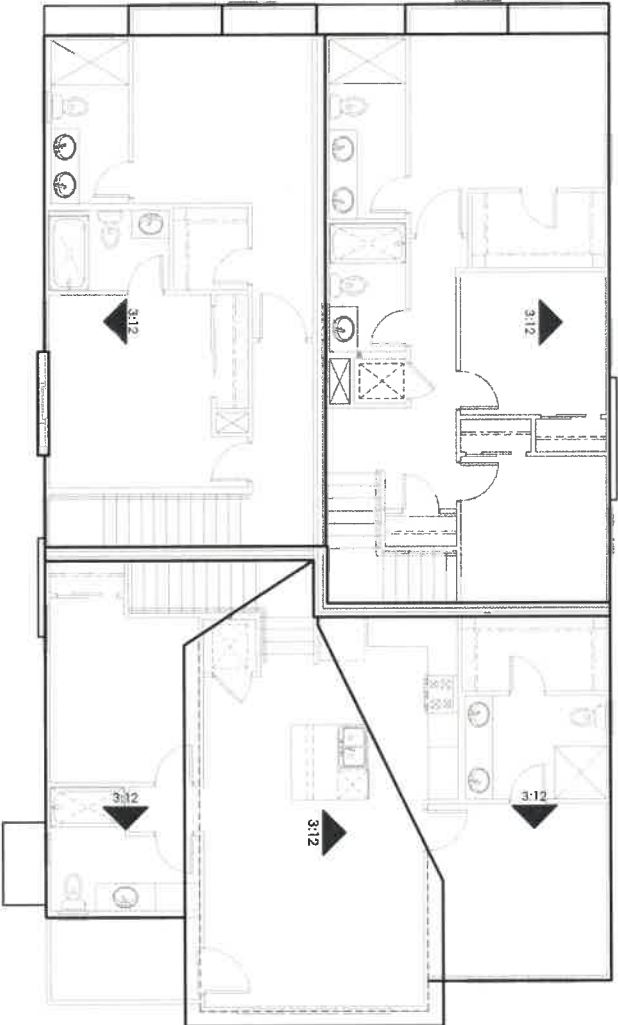
ELEVATION 1

HANNOON HOMES
8912 SPANISH BRIDGE
SUITE 100
LAS VEGAS, NV 89148
702.570.7243

PROJECT NO. 29003
DATE 02.06.23
SCALE 3/32" = 1'-0"

TITLE ELEVATIONS





AZURE C N 5TH

RFT DESIGN 13700 ATCUN RWAY
AS3 ARCHITECTURE IRVINE
PLANNING CALIFORNIA
LANDSCAPE 92618
GRAPHICS 704-9461-0605
RFTDESIGN.COM

**ELEVATION 1
ROOF PLAN**

HARMONY HOUSES PROJECT NO: 23003 TITLE FLOOR PLAN
6712 SPANISH HEDGE
SUITE 100 DATE 02.06.23 SCALE 1/8" = 1'-0"
LAS VEGAS NV 89148
702.270.7243





LEFT



RIGHT



FRONT



REAR

AZURE C.N. 5TH

RFT DESIGN
ARCHITECTURE
PLANNING
LANDSCAPE
GRAPHICS
RFTDESIGN.COM

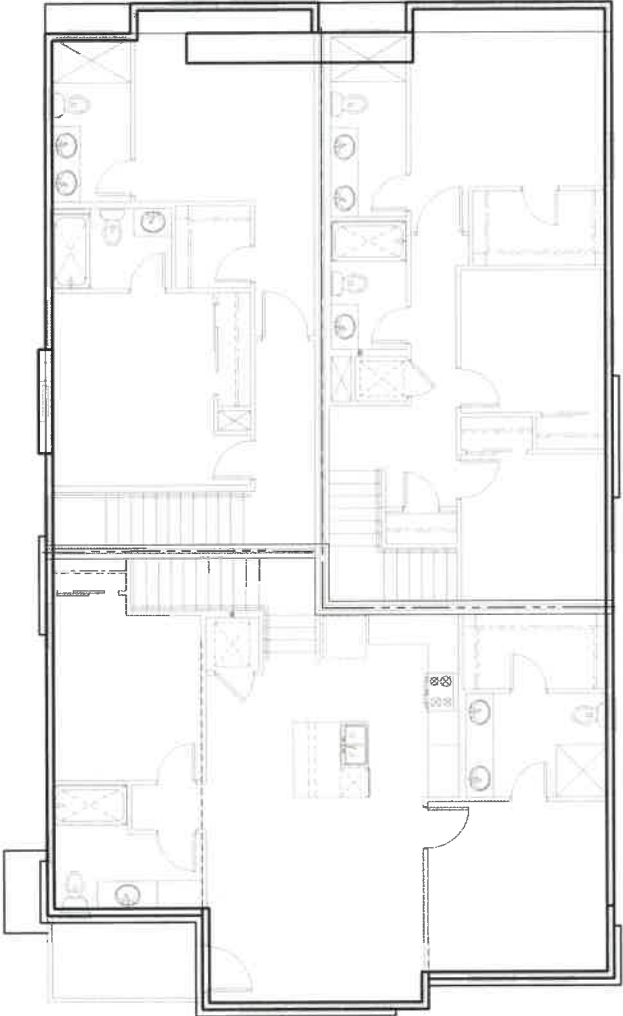
12700 ALTON ROAD
IRVINE
CALIFORNIA
92618
714.940.1005

ELEVATION 2

HARMONY HOMES
8972 SPANISH RIDGE
SUITE 100
LAS VEGAS, NV 89148
702.570.7243

PROJECT NO: 23003 TITLE: ELEVATIONS
DATE: 02.04.23 SCALE: 3/32" = 1'-0"





**ELEVATION 2
ROOF PLAN**

RT DESIGN
ARCHITECTURE
PLANNING
LANDSCAPE
GRAPHICS
RTDESIGN.COM

13700 ALICIA PROMY
IRVINE
CALIFORNIA
92618
714.461.0055

HAMMOND/HICKS
8712 SPANISH RIDGE
LAS VEGAS, NV 89144
702.570.1783

PROJECT NO: **23003** TITLE: **FLOOR PLAN**
DATE: **02.06.23** SCALE: **1/8" = 1'-0"**





ENTRY GATE ELEVATION
NOT TO SCALE



ENTRY ENLARGEMENT



ENTRY SIGN MONUMENT
NOT TO SCALE



SHADE STRUCTURE



BBQ GRILLS AT PARK



PET WASTE STATION



PICNIC TABLES



TRASH CONTAINER



PARK BENCHES



CENTRAL PARK ENLARGEMENT

SCALE 1" = 20'-0"



NUVIS
LANDSCAPE
ARCHITECTURE
714-734-7311
2500 W. WILSON AVE. SUITE 100
LAS VEGAS, NV 89115
SHEET 2 OF 3

AMENITY AREA ENLARGEMENTS
PRELIMINARY LANDSCAPE PLAN
N. 5th & AZURE
North Las Vegas, Nevada
Harmony Homes

SHRUB IMAGES



DIETS BICOLOR FORTNIGHT LILY
 HESPERALOE PARVIFLORA RED YUCCA
 LANTANA 'NEW GOLD' NEW GOLD/LANTANA
 LEUCOPHYLLUM FRUTESCENS TEXAS RANGER
 PHOTINIA FRASERI PHOTINIA



PITTOPORUM TOBIRA 'VARIEGATA' TOBIRA
 RHAPHILEPIS INDICA 'PINK LADY' HONOLULU HAWAII/CRIM
 XYLOSMA CONGESTUM XYLOSMA

TREE IMAGES



ELEAGNUS DECIPIENS JAPANESE OLIVE
 FRAXINUS V. 'FANTEX ASH' FANTEX ASH
 LAGERSTROEMIA INDICA CREPE MYRTLE
 LAURUS NOBILIS LAURUS
 PARKINSONIA ACULEATA PARKINSONIA



PINUS BIDAERRICA AFRICAN PINE
 PINUS PISARADII FURFUR/SEA PINE
 PINUS LANCEA AFRICAN SLMAC
 VITEX AGNUS-CASTUS CHASTE TREE
 WASHINGTONIA ROBUSTA AMERICAN PALM PALM

PLANT PALETTE & IMAGERY
 PRELIMINARY LANDSCAPE PLAN
N. 5th & AZURE
 North Las Vegas, Nevada
 Harmony Homes

PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
	LAURUS NOBILIS	SWEET BAY	15 GAL.
	ELEAGNUS DECIPIENS	JAPANESE BLUEBERRY	15 GAL.
	FRAXINUS V. 'FANTEX ASH'	FANTEX ASH	24" BOX
	PARKINSONIA ACULEATA	PARO VERBE	24" BOX
	VITEX AGNUS-CASTUS	CHASTE TREE	24" BOX
	PINUS BIDAERRICA	AFRICAN PINE	15 GAL.
	PINUS PISARADII	FURFUR/SEA PINE	15 GAL.
	LAGERSTROEMIA INDICA	CREPE MYRTLE	24" BOX
	RHUS LANCEA	AFRICAN SLMAC	24" BOX
	WASHINGTONIA ROBUSTA	AMERICAN PALM PALM	16 BT/7
	DIETS BICOLOR	FORTNIGHT LILY	1 GAL.
	HESPERALOE PARVIFLORA	RED YUCCA	1 GAL.
	LEUCOPHYLLUM FRUTESCENS	TEXAS RANGER	1 GAL.
	PHOTINIA FRASERI	PHOTINIA	5 GAL.
	PITTOPORUM TOBIRA 'VARIEGATA'	INDIAN HAWTHORN	5 GAL.
	PITTOPORUM TOBIRA 'PINK LADY'	INDIAN HAWTHORN	5 GAL.
	XYLOSMA CONGESTUM	XYLOSMA	5 GAL.
	DWARF TALL FESCUE	RODDED TURF	

ORDINANCE NO. 3113

AN ORDINANCE RELATED TO ZONING; RECLASSIFYING APPROXIMATELY 7.48 ± ACRES FROM A PUD, PLANNED UNIT DEVELOPMENT DISTRICT AND C-1, NEIGHBORHOOD COMMERCIAL DISTRICT TO A PUD, PLANNED UNIT DEVELOPMENT DISTRICT, (ZN-03-2022, NORTH 5TH AND AZURE) CONSISTING OF 108-UNIT MULTI-FAMILY DEVELOPMENT, FOR PROPERTY LOCATED AT THE NORTHWEST CORNER OF NORTH 5TH STREET AND AZURE AVENUE 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. 3113, the following described parcel of land shall be reclassified as follows:

THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT AND C-1, NEIGHBORHOOD COMMERCIAL DISTRICT TO PUD, PLANNED UNIT DEVELOPMENT DISTRICT (ZN-03-2022), THE FOLLOWING PROPERTY DESCRIBED TO WIT:

LEGAL DECRPTION

APN: 124-27-504-002

THE NORTH HALF (N ½) OF THE SOUTHEAST QUARTER (SE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 61 EAST, M.D. B. & M., CLARK COUNTY, NEVADA.
EXCEPTING THEREFROM THE NORTHERLY THIRTY (30) FEET, THE EASTERLY SEVENTY-FIVE (75) FEET THAT CERTAIN SPANDREL AREA LOCATED IN THE NORTHEAST CORNER THEREOF AS DEDICATED FOR ROAD PURPOSES BY DEED RECORDED AUGUST 10, 2006 IN BOOK 20060810 AS INSTRUMENT NO. 01178, OFFICIAL RECORDS OF CLARK COUNTY, NEVADA.

APN: 124-27-504-004

THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 61 EAST, M.D.B. & M., CLARK COUNTY, NEVADA.
EXCEPTING THEREFROM THE EASTERLY TEN (10) FEET.
FURTHER EXCEPTING THEREFROM THE WESTERLY THIRTY (30) FEET, THE SOUTHERLY THIRTY (30) FEET AND THAT CERTAIN SPANDREL AREA LOCATED IN THE SOUTHWEST CORNER THEREOF AS DEDICATED FOR ROAD PURPOSES BY DEED RECORDED MAY 03, 1977 AS INSTRUMENT NO. 693578, AND DEED RECORDED JUNE 28, 1982 AS INSTRUMENT 1545334, OFFICIAL RECORDS OF CLARK COUNTY, NEVADA.
FURTHER EXCEPTING THEREFROM ANY MOBILE HOME LOCATED THEREON.

APN: 124-27-504-006

THE EASTERLY TEN (10) FEET OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHEAST

QUARTER (SE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 61 EAST, M.D.B. & M., CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THE SOUTHERLY THIRTY (30) FEET THEREOF AS DEDICATED FOR ROAD PURPOSES BY DEED RECORDED MAY 3, 1977 AS DOCUMENT NO. 693578 AND DEED RECORDED JUNE 28, 1982 AS INSTRUMENT NO. 1545334, OFFICIAL RECORDS OF CLARK COUNTY, NEVADA.

APN: 127-27-504-008

THAT PORTION OF THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 61 EAST, M.D.B. & M., DESCRIBED AS FOLLOWS:

LOT TWO-ONE (2-1), AS SHOWN BY MAP THEREOF ON FILE IN FILE 101 OF PARCEL MAPS, PAGE 54, IN THE OFFICE OF THE COUNTY RECORDER OF SAID CLARK COUNTY, NEVADA.

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

CONDITIONS:

Planning and Zoning:

1. Unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. A Final Development Plan for the 108-unit multi-family residential is required.
3. The building separation of ten (10) feet is permitted for the dwelling units.
4. The setbacks for the multi-family dwelling units are as follows:
 - Front setback fifteen (15) feet
 - Interior Side setback zero (0) feet
 - Corner Side setback ten (10) feet
 - Rear setback ten (10) feet
5. The following amenities shall be provided within the open space areas: age appropriate playground equipment with EPDM surfacing; turfing open play areas; shaded picnic areas; and dog stations.

Public Works:

6. 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.

7. Approval of a drainage study is required prior to submittal of the civil improvement plans. Conformance may require modifications to the site plan.
8. 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.
9. 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.
10. All residential driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 222.1.
11. Proposed residential driveway slopes shall not exceed twelve percent (12%).
12. Building numbering shall be in accordance with the North Las Vegas Street Naming and Address Assignment Standards.
13. 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. Regena Ave.
 - b. Azure Ave
 - c. N. 5th Street
14. Azure Avenue shall be designed and constructed per *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 205.
15. Regena Avenue shall be designed and constructed per the *City of North Las Vegas Modified 60' Standard Street Section with Offset Sidewalk*.
16. All off-site improvements must be completed prior to final inspection of the first building.
17. The public street geometrics, width of over-pave and thickness of the pavement sections will be determined by the Department of Public Works.
18. As depicted on the site plan, the applicant is proposing to vacate thirty (30) feet of right-of-way along a portion of the western boundary. Incidentally, the owner must apply for the subject vacation. Should the Order of Vacation not record within two years from the approval date, the vacation shall be deemed null and void and the Preliminary Development Plan will need to be redesigned.
19. The vacation shall record concurrently with the associated final map that is required for the development.

20. The property owner is required to grant a roadway easements for commercial driveways.

21. 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.

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 Council Members 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 20th day of April, 2022.

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

NAYS: None

ABSENT: None

APPROVED:



JOHN J. LEE, MAYOR

ATTEST:



JACKIE RODGERS
CITY CLERK

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 EFFECT WHEN MAP REDUCED FROM 11X17 ORIGINAL.

MAP LEGEND

- Parcel Boundary
- Sub-Boundary
- PLD Boundary
- Road Easement
- Match/Leasor Line
- Historic Lot Line
- Historic Sub-Boundary
- Historic PLD Boundary
- Section Line

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

100	101	102	103	104	105	106	107	108	109	110
125	124	123	122	121	120	119	118	117	116	115
138	139	140	137	136	135	134	133	132	131	130

Scale: 1" = 200'

Rev: 5/4/2022



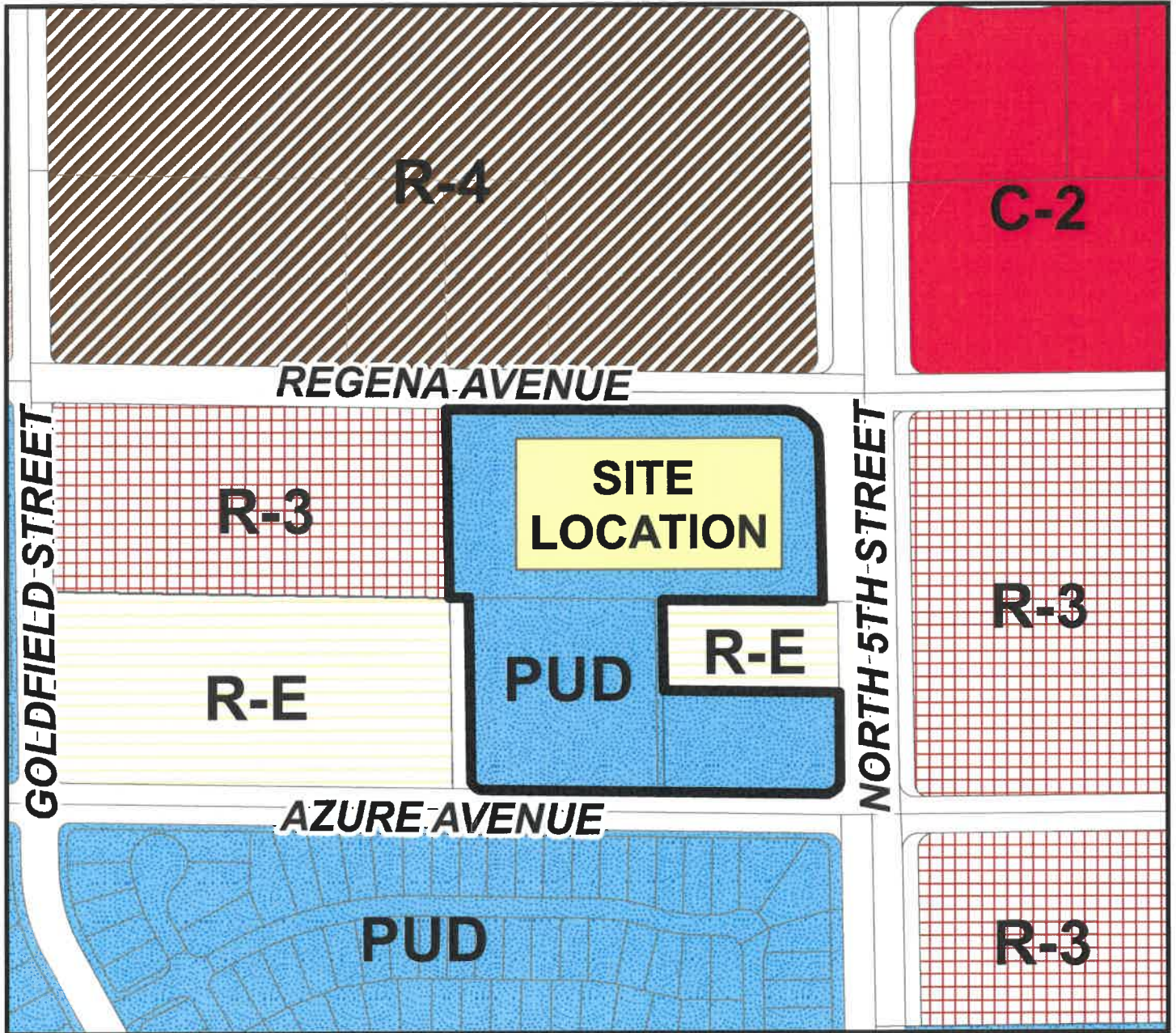
TAX DIST 254





THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: Harmony Homes
Application: Final Development Plan
Request: To Develop a 108-Lot, Multi-Family (Condominium) Subdivision
Project Info: Northwest Corner of North 5th Street and Azure Avenue
Case Number: FDP-24-2022

12/15/2022

