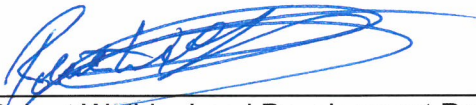


CITY OF NORTH LAS VEGAS

INTEROFFICE MEMORANDUM

To: Amy Michaels, Principal Planner, Land Development & Community Services
From: Robert Weible, Land Development Project Leader, Department of Public Works
Subject: T-MAP-02-2021 **Noble Peak**
Date: February 17, 2021

The Department of Public Works recommends that this application comply with the conditions of approval for ZN 03-2021.



Robert Weible, Land Development Project Leader
Department of Public Works

RAH2018

January 26th, 2021

City of North Las Vegas
Current Planning Department Staff
2250 Las Vegas Boulevard North
North Las Vegas, NV 89032

Re: Noble Peak – Tentative Map Letter of Intent

APN: 139-04-201-021

Westwood Professional Services on behalf of our client, Richmond American Homes, respectfully submits this letter of intent for a Tentative Map (TM) application.

The proposed development is a single-family attached residential community located near the northeast corner of the Craig Road and Clayton Street intersection, adjacent to Scott Robinson Blvd. The parcel is Lot 2 on the recorded Parcel Map 126-50, Assessor's Parcel Number 139-04-201-021. The parcel is ~6.5 acres with 70 lots, resulting in a density of ~10.8 du/ac.

An application will be submitted concurrently for a Zone Change (ZC) from C-2 to PUD to update the zoning to a conforming use within the Mixed-Use Neighborhood land use that supports the proposed project.

The existing Scott Robinson Blvd right-of-way along the east border of the site will remain at 60ft. The back of curb will be at 25ft from centerline. There will be 15ft of landscaping including a 5ft detached sidewalk behind the back of curb. A 12' access easement will be left along the north boundary to serve as a future access to the existing CCRFCD channel. The southern boundary will be bordered by future commercial project and the western boundary is the Garland Grove project currently under design by Richmond American Homes.

The project proposes 30ft wide private local residential streets with electronic gates at the entry, which will have detached sidewalk on one side and landscaping on both sides. The homes will have fire sprinklers installed. The City of North Las Vegas private street policy requires 5ft sidewalks on both sides of the street. This project proposes a larger 7ft sidewalk around the perimeter and between homes in the center of the project to offset the need for 5ft sidewalks on both sides of the internal private streets. There are additional 4ft sidewalks throughout the project and three pedestrian access gates along Scott Robinson Blvd to further promote pedestrian connectivity and walkability.

The typical lot size is 26x84 and the buildings will be paired in groups of two. The homes will be two stories and range in size from ~1,300sqft to ~1,550sqft. The homes will include two car garages. In addition to the homes having garages, 35 guest parking stalls are provided throughout the project and there will be private streetlighting provided at the same spacing as public streets.

The interior open space provided exceeds 500/SF per lot. A single large centrally located common element is proposed containing 75% of the required interior open space. This central common

element will include neighborhood park amenities. The remaining required interior open space will be distributed throughout the project. Additional landscaping is provided inside the community and along the perimeter but is not counted towards the total interior open space being provided.

This project helps meet the demand for pedestrian friendly residential neighborhoods that target first time home buyers. These homes will bring additional population to area that will utilize the surrounding commercial centers while reducing the vacant lots.

The entitlements will be complete near the end of April 2021 and the technical studies/design plans/final map will be finished in the 4th quarter of 2021. Grading is expected to start in September 2021 and offsite construction should be complete towards the end of 2022.

Please contact our office at 702-284-5300 if you have any questions or require additional information. Thank you for your consideration of this project.

Sincerely,

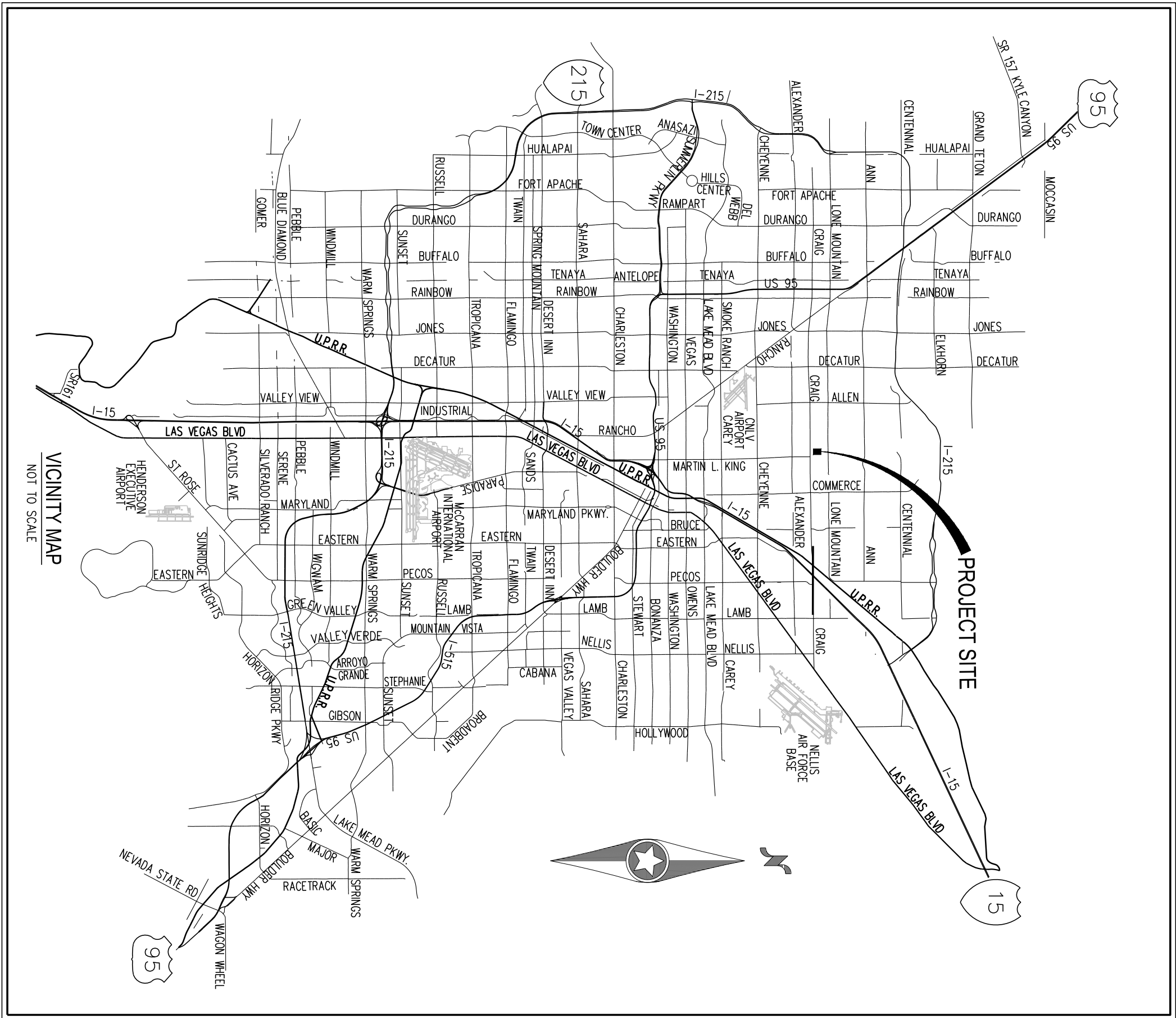
WESTWOOD PROFESSIONAL SERVICES



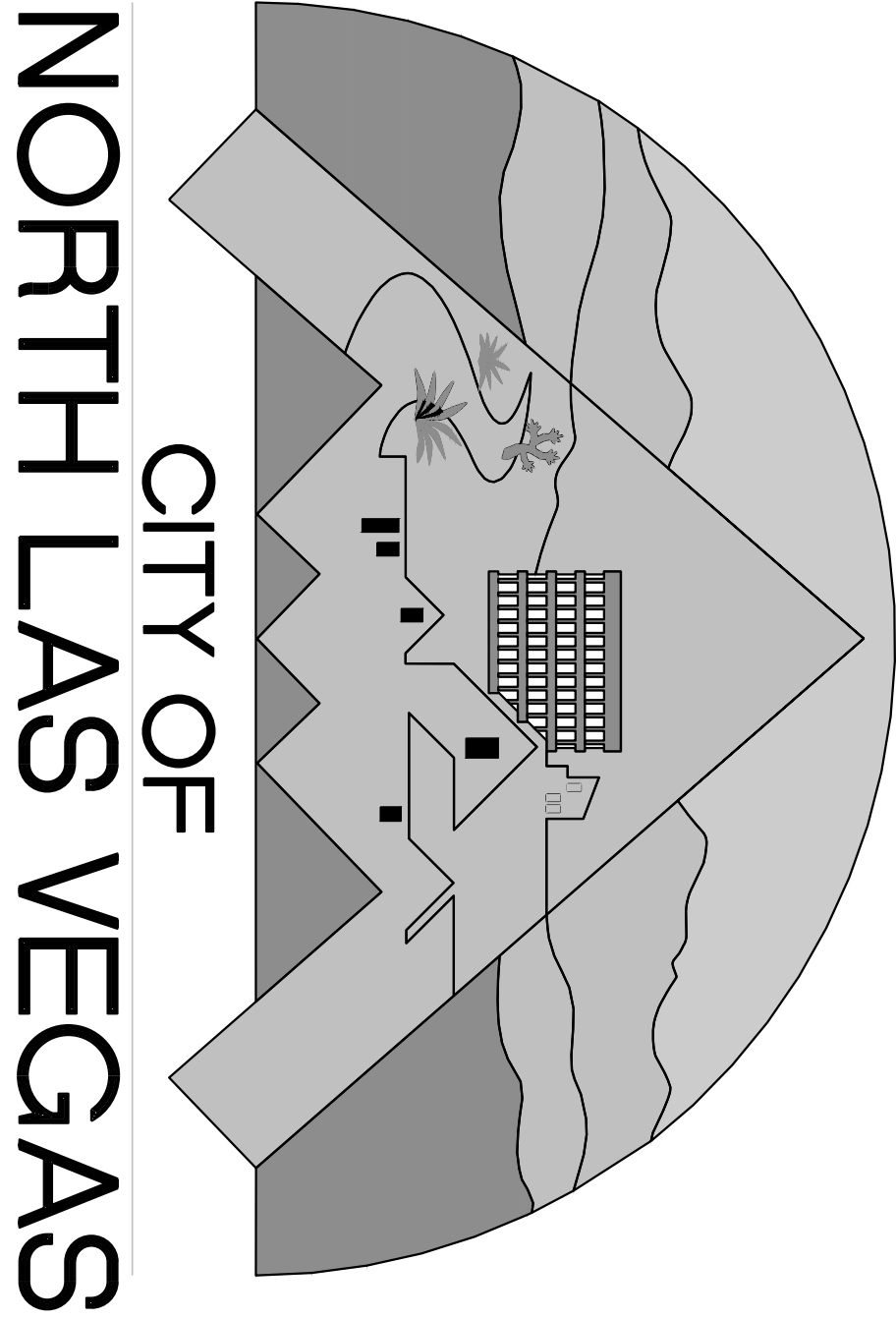
Kevin Bross, PE
Project Manager II

CC:

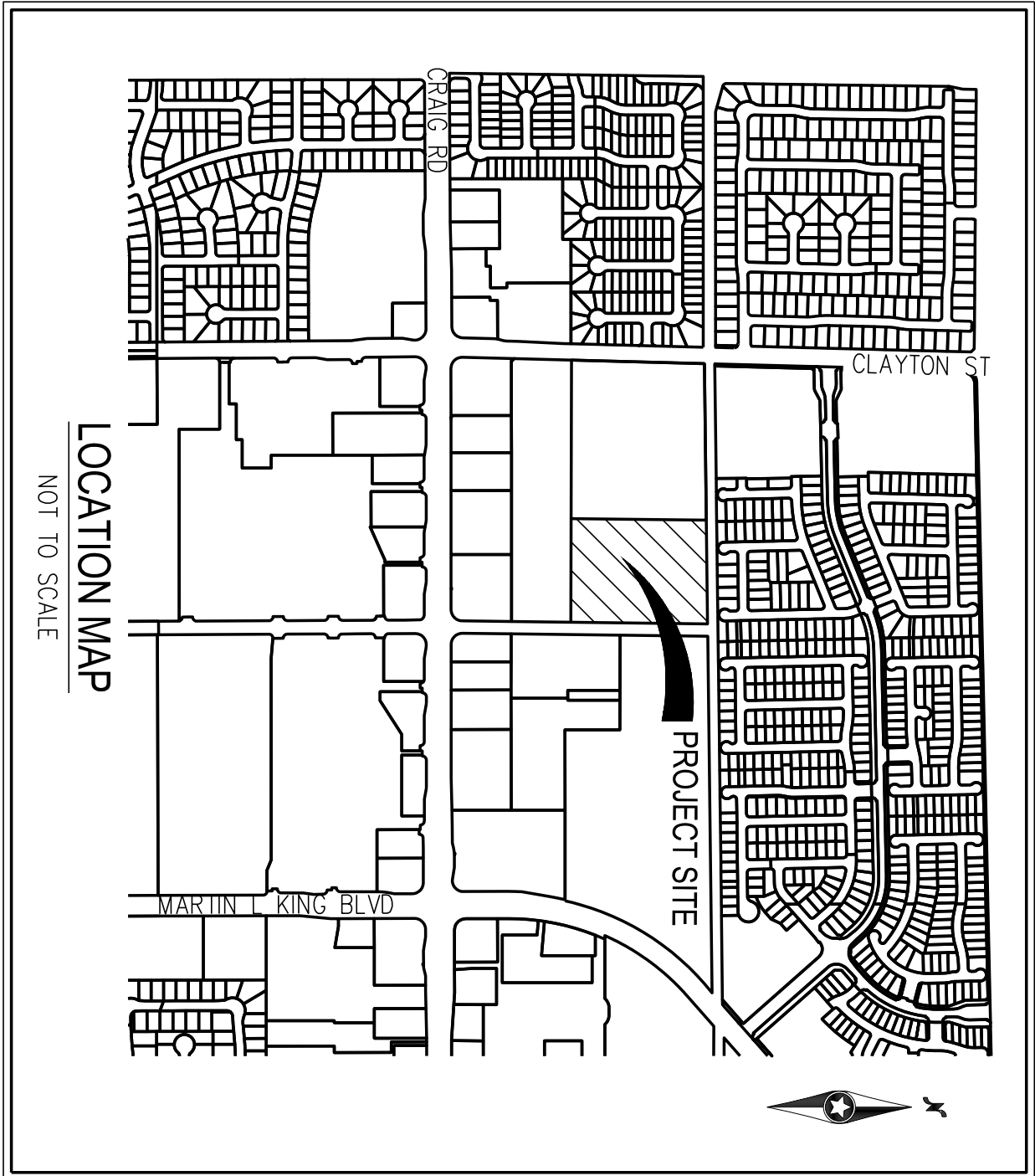
Angela Pinley, Richmond American Homes
Chelsea Jensen, Westwood



RICHMOND
AMERICAN HOMES
TENTATIVE MAP
FOR
NOBLE PEAK
A SINGLE FAMILY ATTACHED PROJECT LOCATED IN THE
CITY OF NORTH LAS VEGAS
139-04-201-021



CITY OF
NORTH LAS VEGAS



DISCLAIMER NOTE

EXISTING UTILITY LOCATIONS SHOWN HEREIN ARE APPROXIMATE ONLY. IT IS THE RESPONSIBILITY OF THE USER TO VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. NO REPRESENTATION OR WARRANTY IS MADE BY THE ENGINEER FOR THE ACCURACY OF THE INFORMATION SHOWN HEREIN. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION.

UTILITY SERVICES BY

WATER: CITY OF NORTH LAS VEGAS
SEWER: CITY OF NORTH LAS VEGAS
WASTE: REPUBLIC SERVICES OF SOUTHERN NEVADA
POWER: NV ENERGY
TELEPHONE: CENTURYLINK
NATURAL GAS: SOUTHWEST GAS COMPANY

**ESTIMATED AVERAGE DAILY
SEWER CONTRIBUTIONS**

70 UNITS X 250 GPD/UNIT = 17,500 GPD = 0.0175 MGD
TOTAL AVERAGE CONTRIBUTION = 17,500 GPD = 0.0175 MGD
TOTAL PEAK FLOW = 0.0175 MGD X 3.06 (PEAK FACTOR) = .0675 MGD

SITE DATA

APN NUMBERS: 139-04-201-021
GROSS AREA: 6,484 ACRES
NET AREA: 6,484 ACRES
CURRENT ZONING: C-2
PROPOSED ZONING: PUD
TOTAL LOT COUNT: 70
TOTAL DENSITY: 10.80 DU/AC
NO. OF COMMON ELEMENTS: 8
OPEN SPACE PROVIDED: 39,239 S.F.
LANDSCAPE AREAS PROVIDED: 19,268 S.F.
OPEN SPACE REQUIRED: 35,000 S.F. (70 X 500 S.F.)
MINIMUM LOT SIZE: 2,129 SF (LOT 2)
MAXIMUM LOT SIZE: 2,596 SF (LOT 32)
AVERAGE LOT SIZE: 2,192 SF

PARKING ANALYSIS

NO. OF UNITS = 70
RESIDENT PARKING = 2 SPACES/LOT
GUEST PARKING = 0.5 SPACES/LOT
TOTAL PARKING = 35 SPACES
PARKING STATUS PROVIDED
**MINIMUM PARKING REQUIREMENT SATISFIED BY GARAGE, STREET PARKING AND/OR DRIVEWAY PARKING

NOTES

1. THERE ARE NO KNOWN FAULTS LOCATED WITHIN THIS SUBDIVISION.
2. THERE ARE NO KNOWN GROUNDWATER DEPTHS WITHIN 20 FEET OF THIS SUBDIVISION.
3. THERE WILL BE A HOA AND CDDA'S ESTABLISHED FOR THIS SUBDIVISION.
4. LANDSCAPE ELEMENTS AND COMMON ELEMENTS WILL BE PROVIDED FOR THIS SUBDIVISION.
5. THE SITE SLOPES ARE LESS THAN 12% STREET GRADES WILL BE LESS THAN 5%.
6. SANITARY SEWER AND POTABLE WATER SHALL BE GRANTED ON THE FINAL MAP.
7. WATER TO SERVICE THIS PROJECT WILL BE SUPPLIED BY THE CITY OF NORTH LAS VEGAS.
8. SEWER SERVICE FOR THIS PROJECT WILL CONNECT TO THE EXISTING SEWER MAIN FROM THE CLARK GROVE SUBDIVISION TO THE WEST.
9. THIS PROJECT IS NOT WITHIN A 100 YEAR FEMA SPECIAL FLOOD HAZARDOUS AREA.
10. THERE ARE NO EXISTING STRUCTURES ON THIS PARCEL.

PROJECT NO.
RAH2018

CHECKED: KMB

DESIGNER: WS

DRAWER: WS

DATE: 1/26/2021

54
2018

RICHMOND
AMERICAN HOMES
NOBLE PEAK
TENTATIVE MAP

CITY OF NORTH LAS VEGAS, NV

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

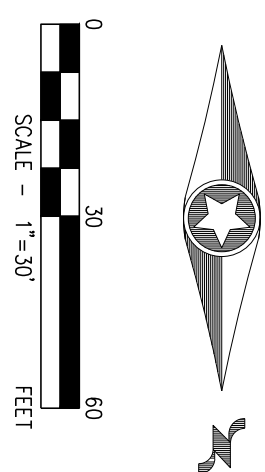
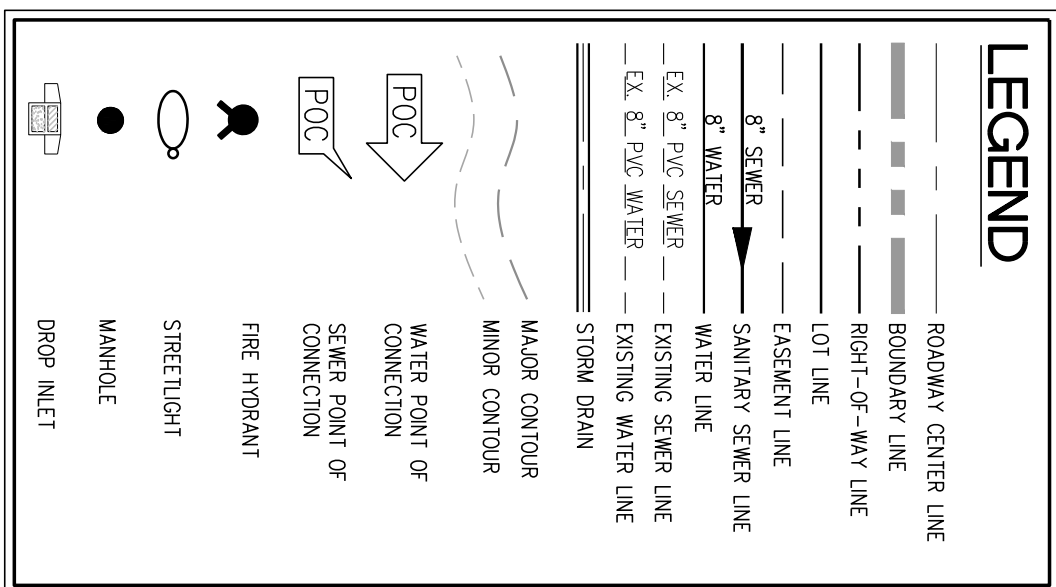
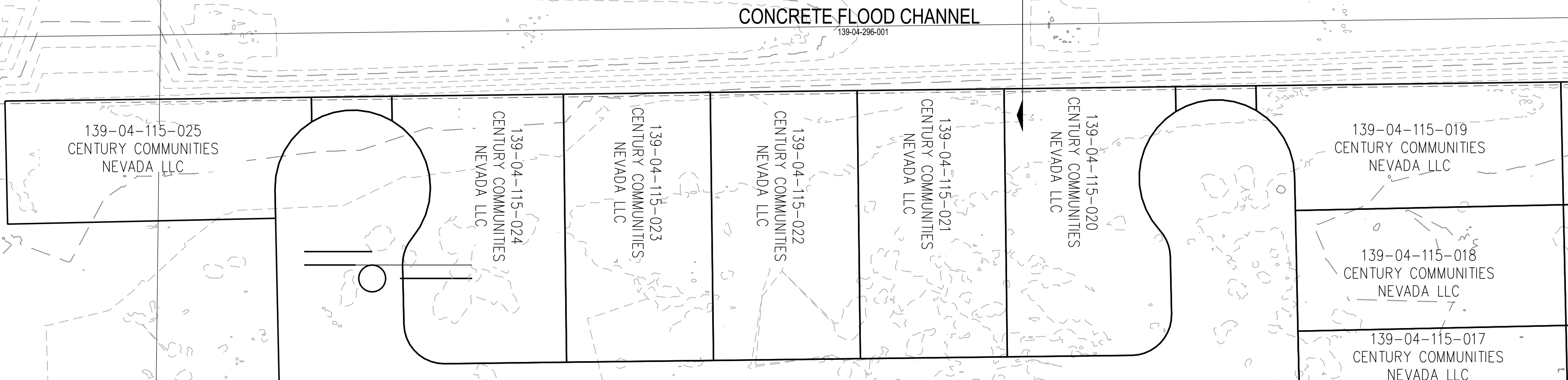
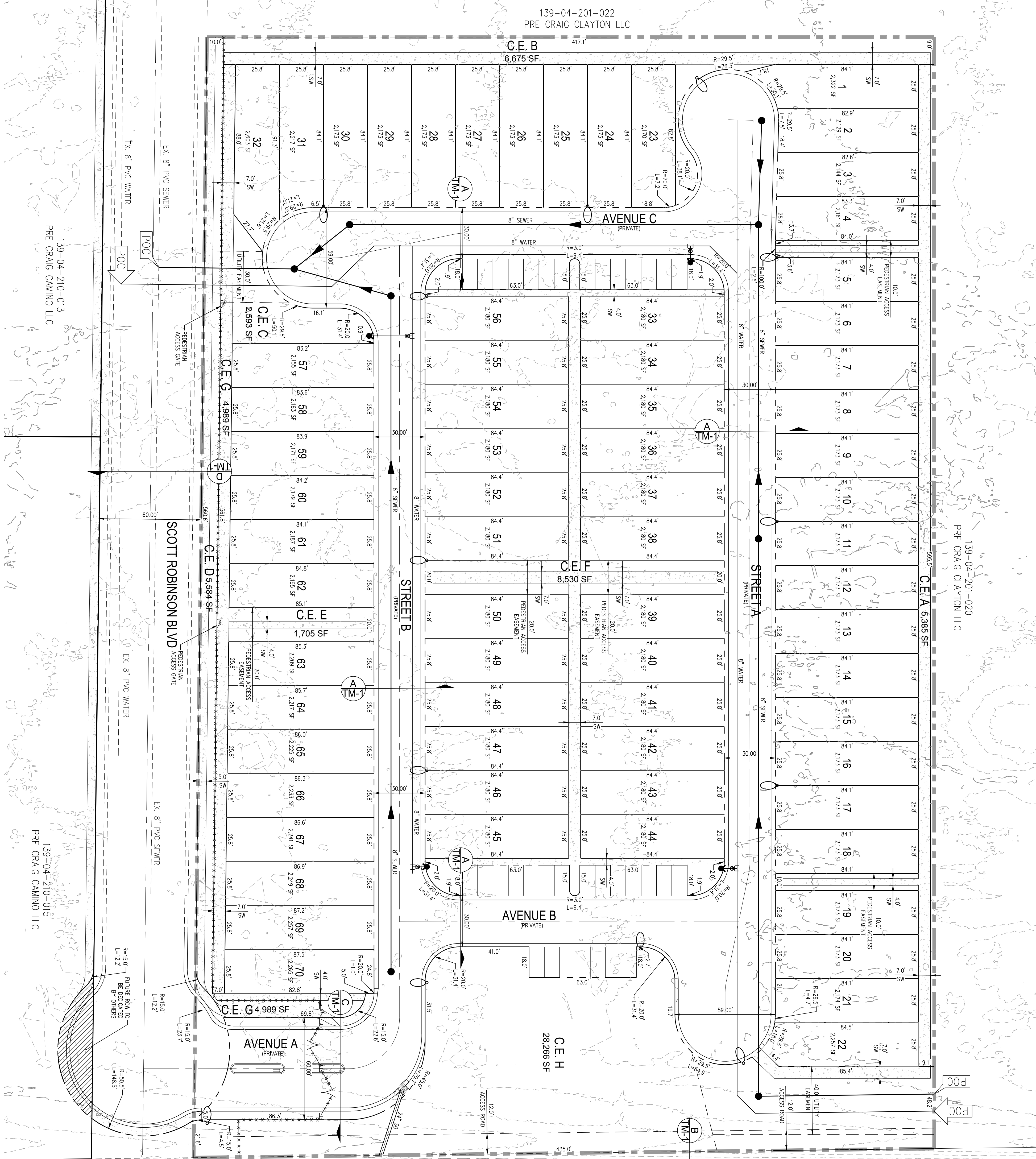
Westwood

Phone (702) 284-5300
Fax (702) 284-5399
5725 W. Badura Ave.
Suite 100
Las Vegas, NV 89118
westwoodsps.com
Westwood Professional Services, Inc.



TM-1

SHEET 1 OF 2



**NOBLE PEAK
TENTATIVE MAP**

CITY OF NORTH LAS VEGAS, NV

[illegible]

Phone	(702) 284-5300	5725 W. Badura Ave.
Fax	(702) 284-5399	Suite 100

westwoodps.com

Westwood Professional Services, Inc.



PROJECT NO.
RAH2018

CHECKED: KMB

DRAFTER: WS

DATE: 1/26/2021

S4
T20
R61

TM-2
SHEET 2 OF 2

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



MAP LEGEND

- PARCEL BOUNDARY
- SUB BOUNDARY
- PM/LD BOUNDARY
- ROAD EASEMENT
- MATCH / LEADER LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- HISTORIC PM/LD BOUNDARY
- SECTION LINE
- CONDOMINIUM UNIT
- AIR SPACE PCL
- RIGHT OF WAY PCL
- SUB-SURFACE PCL
- 007 ROAD PARCEL NUMBER
- 001 PARCEL NUMBER
- 1.00 ACREAGE
- 202 PARCEL SUB/SEQ. NUMBER
- PB 24-45 PLAT RECORDING NUMBER
- 5 BLOCK NUMBER
- 5 LOT NUMBER
- GL5 GOV. LOT NUMBER

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

BOOK
T20S R61E

SEC.
4

MAP
S 2 NW 4

139-04-2

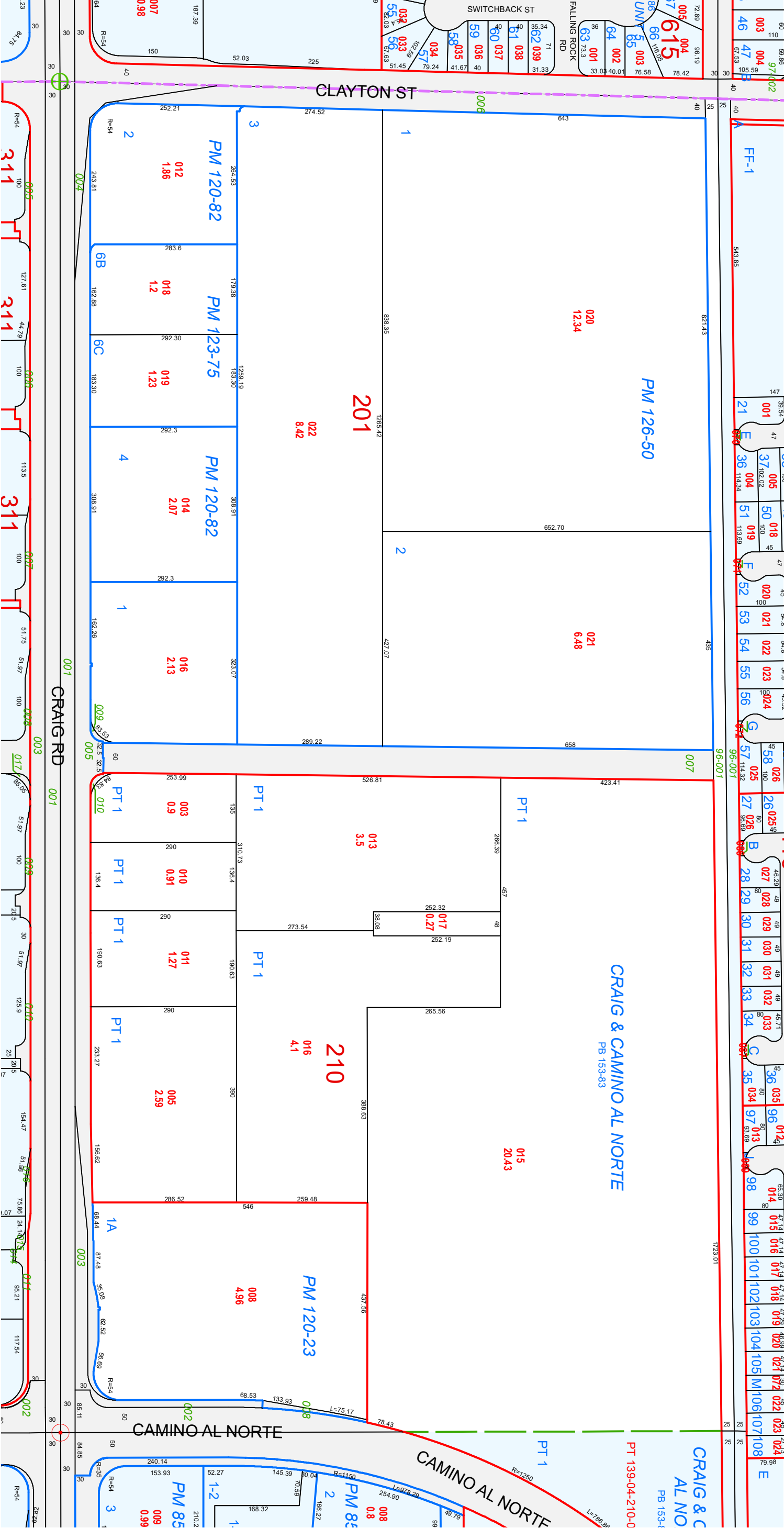
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125	124	123
138	139	140
163	162	161

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

Scale: 1" = 200'

Rev: 12/2/2020

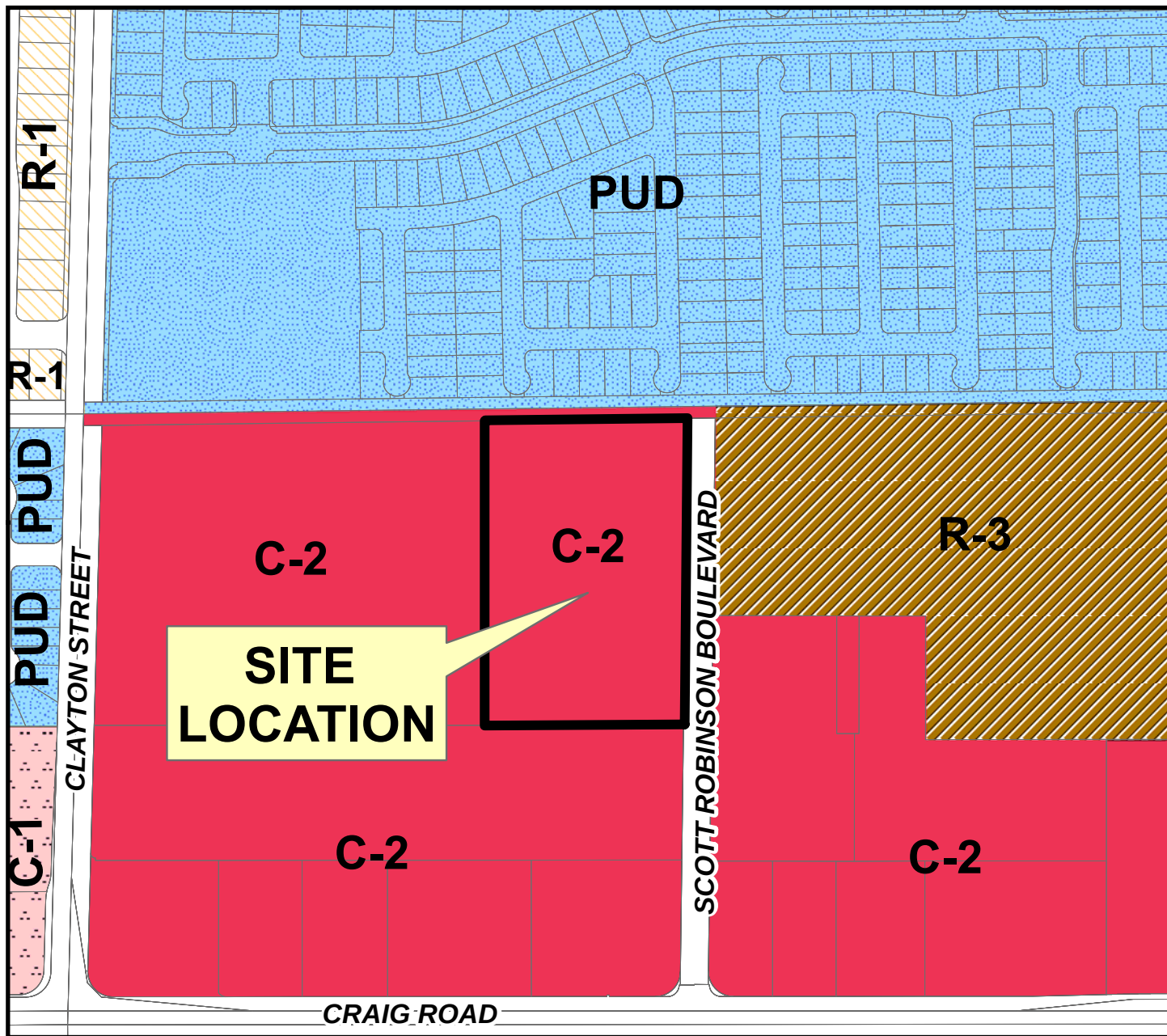
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THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: Richmond American Homes of Nevada, LLC
Application: Tentative Map
Request: To Allow a 70-Lot, Single-Family Attached Subdivision
Project Info: West of Scott Robinson Boulevard, approximately 581 feet north of Craig Road
Case Number: T-MAP-02-2021

2/3/2021

