

March 1, 2021, Revised 3/23/2021.

W.O # 8075

CITY OF NORTH LAS VEGAS  
Planning Department  
2250 Las Vegas Boulevard  
North Las Vegas, Nevada 8903

Attention: Planning Department

**Subject:** SWC Centennial-Goldfield (Letter of Intent)  
**RE: APN's** 124-27-502-011 – 11.94 Gross, 10.21 Net Acres

Planning Department:

**Subject:**

1. Comprehensive Plan Amendment
2. Property Reclassification
3. Tentative Maps
4. Vacation of Easements
5. Variance

**REVISED**

**DATE:** 3/24/21

T-MAP-000004-2021  
ZN-000005-2021  
AMP-000002-2021

On behalf of our client Richmond American Homes, VTN Nevada is requesting the approval of a Comprehensive Plan Amendment, Property Reclassification, Tentative Map, Variance and Vacation of easements for the above referenced parcel. Richmond American Homes is proposing to develop the subject parcels of land as a 50-Lot residential development with a proposed zoning of RC-L (Single Family-Compact Lot) from C-1 (Neighborhood Commercial) and a Comprehensive Plan Amendment from CC (Community Commercial to SFM (Single Family Medium within the jurisdiction of the City of North Las Vegas.

The proposed residential development is located South of Centennial Parkway and East Pecos Road.

**Project Information:**

The project consists of 11.94 gross acres with 10.21 +-acre (net).]

The project site is bound by properties with planned land use and zoning as follows:

- North: C-1 (Planned Unit Development – Residential)
- South: PUD (Planned Unit Development) Residential
- East: R-4 (High Density Residential)
- West: C1 (Neighborhood Commercial)

**1. Comprehensive Plan Amendment**

The applicant is requesting a General Plan Amendment for the following:

GPA: From CC (Community Commercial) to SFM (Single Family Medium)

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## 2. Property Reclassification

The applicant is requesting a Zone Change for the following:

1. Zoning: From C-1 (Single Family Residential) to RCL (Single Family-Compact Lot)

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### The Project

The proposed development will consist of the following uses:

The plans depict a proposed single-family residential development consisting of 50 residential lots on approximately 10.21 +/- acres for an overall density of 4.89 dwelling units per gross acre. The proposed project consists of the following lot sizes:

1. Lot Size @ 40' x 95' = 50 Lots (100 %)

Within the community, there will be lush landscaping and ample amenities for the residents. There is 22,772 square feet of open space being provided where 17,500 square feet of open space is required.

The calculations are as follows:

#### **Lots Sizes**

5,000 sf. @ 150 sf. @ 50 lots x 150 sf. = 7,500 sf.

**Total Required = 7,500 sf.**

Centrally located open space @ 75% of overall (7,500 x .75%) = 5,625 sf required

Centrally located open space provided = 6,859 sf.

Total Open Space Provided = 10,067 sf.

The development is providing a 20-foot landscaping buffer along Centennial Parkway and 10-foot landscaping buffer along both Goldfield Street and Regina Avenue respectively. The applicant will be providing a landscaping buffer with 24-inch box trees planted 30 feet on center to provided buffering and transitioning between existing surrounding properties. As the trees mature, the canopy will provide more buffering

The development will be accessed from Regina Avenue via a 60-foot entrance street and a 49-foot public street system providing service to each home. The subject property is located at the south of Centennial Parkway and west of Goldfield Street and north of Regina Avenue. Centennial Parkway is currently a 100-foot right of way with partial improvements. Goldfield Street is currently a 60-foot right of way with limited improvements and Regina Avenue is currently a 60-foot right of way with partial improvements. The proposed development will be providing half (1/2) street improvement on all public streets along the property frontages.

The proposed improvement will include completing the existing pavement, providing curb and gutter, streetlights, sidewalks and landscaping buffer along all property frontages.

There are existing commercial shopping centers located directly west and northwest and northeast of the Site. Due to the amount of and variety of already existing commercial in the immediate area, new commercial tenants are not interested in this location. Below is a list of several of the existing commercial and office users in the immediate area:

- Sky View Multi-Generational Center and Park
- Dollar Tree
- Bourbon Street
- Arco AM-PM gas station
- Pizza Hut
- Taco Bell
- AutoZone
- Somerset Academy
- Shell Gas Station
- Circle K
- Tire Works
- Dollar Storage
- Auto Care Center
- Japanese Curry and Ramin
- Habaneroos Taco Grill
- Office complexes
- Restaurants including family sit down restaurants and drive-thru.

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Not only is there is an abundance of existing commercial, office in the immediate area to support this residential development, there is other vacant commercial space available. Additional commercial would struggle to survive as the majority of needed users are already present in the area. Furthermore, with the current vacancies of commercial space, multi-family would assist with bringing additional customers to the area to support these already existing spaces. Therefore, the Comprehensive Plan Amendment and Property Reclassification request from C-1 to RC-L is not only appropriate, but necessary.

### 3. Tentative Map

1. For a 50-lot residential subdivision.

### 4. Vacation Request

The applicant is requesting to vacate the following easements within the property boundary:

Easement # 1

**NEVADA POWER COMPANY AND CENTRAL TELEPHONE COMPANY EASEMENT**

**BOOK 1194, INSTRUMENT NO. 1153280**

APN: 124-25-502-011

Easement # 2

**SIDEWALK, PUBLIC ACCESS, UTILITY AND MAINTENANCE EASEMENT**

**BOOK 20060413, INSTRUMENT NO. 01004**

APN: 124-25-502-011

Easement # 2

**ROADWAY AND UTILITY EASEMENT**

**BOOK 20060427, INSTRUMENT NO. 04953**

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5. Variance Request

The applicant is requesting a Variance to reduce the street side setback for Lot # 28 from 10 feet to 6.5 feet.

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Architectural Plans

Single Family Attached / Rowhouses

The elevations for the development consist of four (4) single-story models. Each model has three (3) elevations including covered entrances, building pop-outs, etc. All elevations on the plans depict enhanced architectural elements. The floor plans show homes ranging in size from 1,740 to 2,150 square feet (livable area) with options, which may further increase the area of each model. Each model will have a 2-car garage (front-loaded).

Public Utilities

Sanitary Sewer

Sewer service is provided from exiting (8) eight-inch sanitary sewer line located in Regina Avenue, an (8) eight-inch line located in Centennial Parkway and an (8) eight-inch inch sewer line in Goldfield Street. The applicant is proposing to the exiting lines in Regina Avenue to provide service to the proposed development.

Water

Existing water service is also located in Regina Avenue, which consists of an existing (8) eight-inch line, an (24) twenty-four line in Centennial Parkway and an (12) twelve-inch line in Goldfield Street. The applicant is proposing to connect to the (8) eight-inch line in Regina Avenue to provide service to the proposed development.

Storm Drainage

Drainage from the site will be directed through the internal private streets and conveyed to a drainage easement through the site and will conform to City of North Las Vegas standards.

Flood Zone

The subject property is not within a flood zone.

We thank you in advance for your time and consideration. If you have any questions or comments, please feel free to contact me at 702-873-7550.

Sincerely,

*Jeffrey Armstrong*

Jeffrey Armstrong  
Planning Manager

cc: Angela Pinley, PE, Richmond American Homes  
Michael Markvan PE, VTN-Nevada



Neighborhood Meeting Summary  
Centennial/Goldfield  
February 17, 2021

A virtual neighborhood meeting was held for the above project on Wednesday, February 17, 2021. A copy of the notice is attached. Stephanie Allen from Kaempfer Crowell and Angela Pinley from Richmond American Homes attended the meeting on behalf of the developer.

This neighborhood meeting was attended by five neighbors. They asked questions about a previous application on the property for apartments. Overall, they were pleased that single-story homes were being considered.



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 IS REPRODUCED FROM THIS ORIGINAL

MAP LEGEND

- PARCEL BOUNDARY
- SUB BOUNDARY
- PAID BOUNDARY
- ROAD EASEMENT
- ROAD / LEADER LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- HISTORIC PAID BOUNDARY
- SECTION LINE
- CONDOMINIUM UNIT
- AIR SPACE PCL
- RIGHT OF WAY PCL
- SUB-SURFACE PCL

ASSESSOR'S PARCELS - CLARK COUNTY, NV.

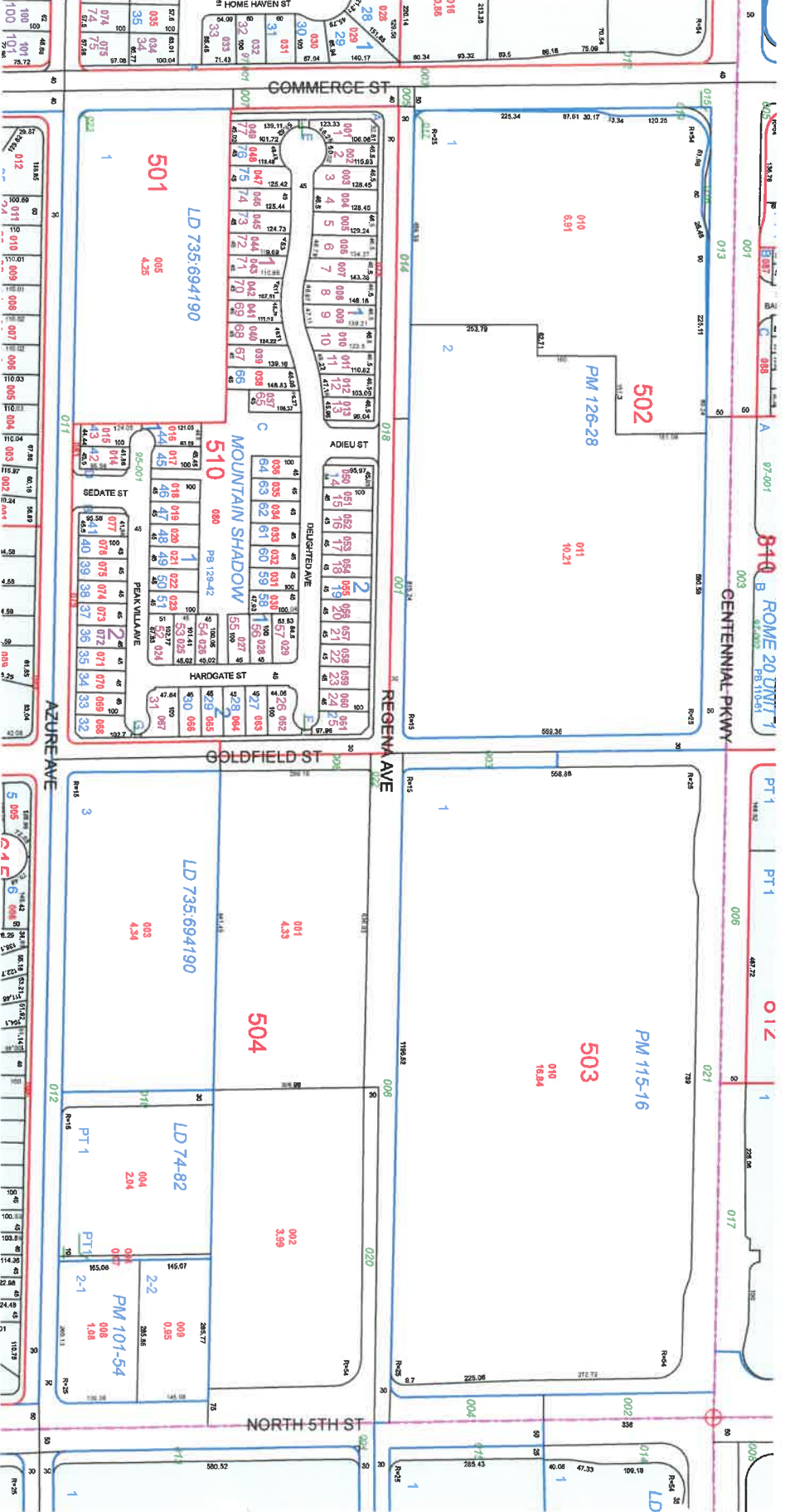
Briana Johnson - Assessor

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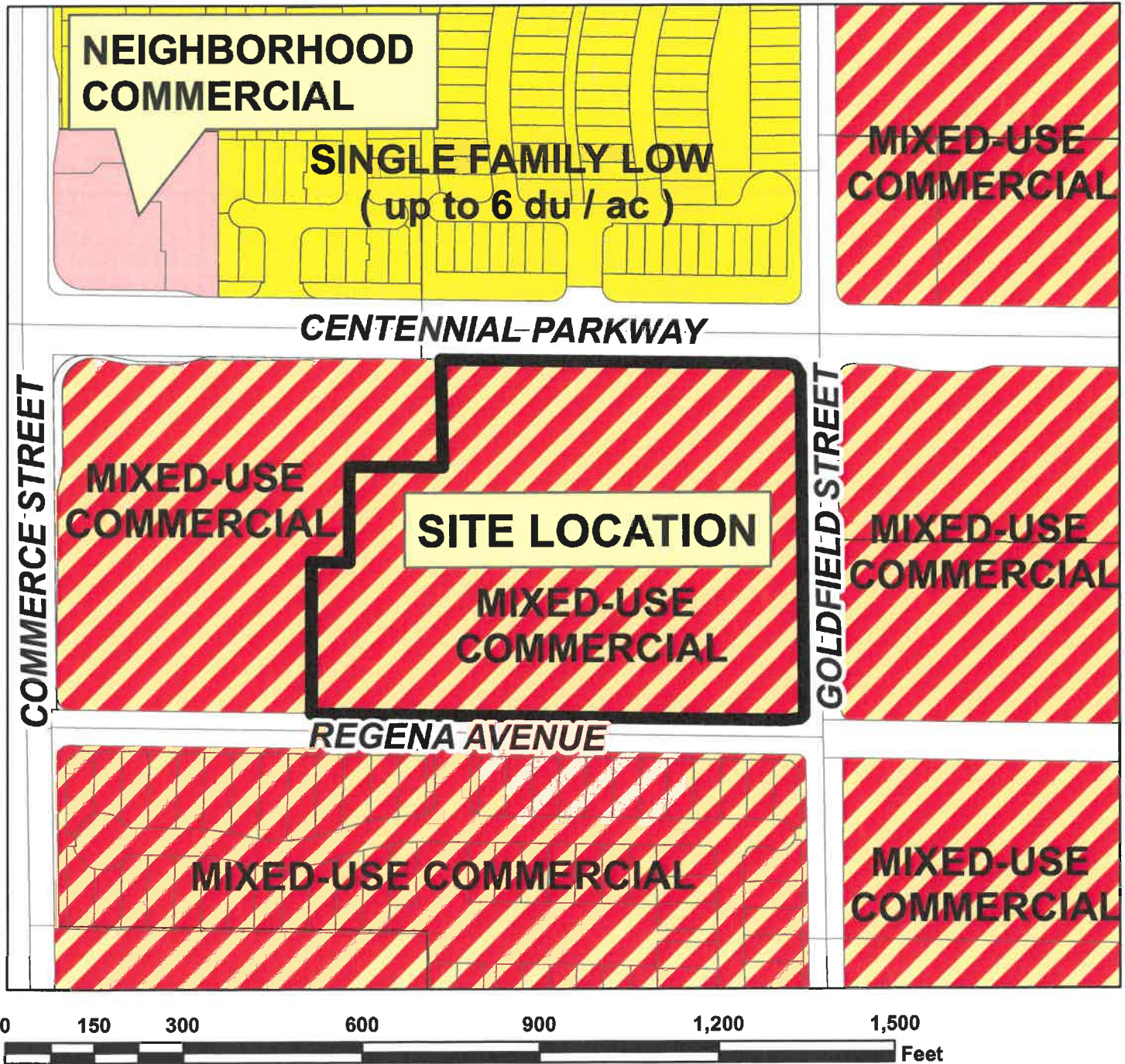






# THE CITY OF NORTH LAS VEGAS

## Comprehensive Plan Map



Applicant: Richmond American Homes  
Application Type: Comprehensive Plan Amendment  
Request: Change from Mixed-Use Commercial to Single-Family Medium  
Project Info: Southwest corner of Centennial Parkway and Goldfield Street  
Case Number: AMP-02-2021

3/11/2021

