

ORDINANCE NO. 1607

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 A CERTAIN PROPERTY THEREIN FROM R-E TO C-1 FOR PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF CENTENNIAL PARKWAY AND COMMERCE STREET (ZN-28-01, CENTENNIAL PLAZA) AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

WHEREAS, the amendment 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 Paragraphs 1 and 2 of Subsection E of Section 20 of Chapter 28 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. 1607 the following described parcel of land shall be reclassified as follows:

FROM AN R-E RANCH ESTATES DISTRICT TO A C-1 NEIGHBORHOOD COMMERCIAL DISTRICT FOR PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF CENTENNIAL PARKWAY AND COMMERCE STREET (ZN-28-01, CENTENNIAL PLAZA), the following property described to wit:

A portion of the northwest quarter (NW 1/4) of the northeast quarter (NE 1/4) of Section 27, Township 19 South, Range 61 East M.D.M. as shown on the Survey Map recorded in File 21, Page 95, Clark County, Nevada Records.

SECTION 2: 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 3: 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 4: 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 5: 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 20th day of March, 2002.

AYES: Mayor Montandon, Mayor Pro Tempore Robinson, Council Members Smith, Buck and Eliason

NAYS: None

ABSENT: None

APPROVED:



MICHAEL L. MONTANDON, MAYOR

ATTEST:


EILEEN M. SEVIGNY, CITY CLERK

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

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)

REVISED

DATE: 3/24/21

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

REVISED

DATE

3/24/21

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)

T-MAP-000004-2021

2N-000005-2021

AMP-000002-2021

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.

REVISED
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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**

REVISED

DATE: 3/24/21

APN: 124-25-502-011

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.

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.

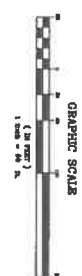
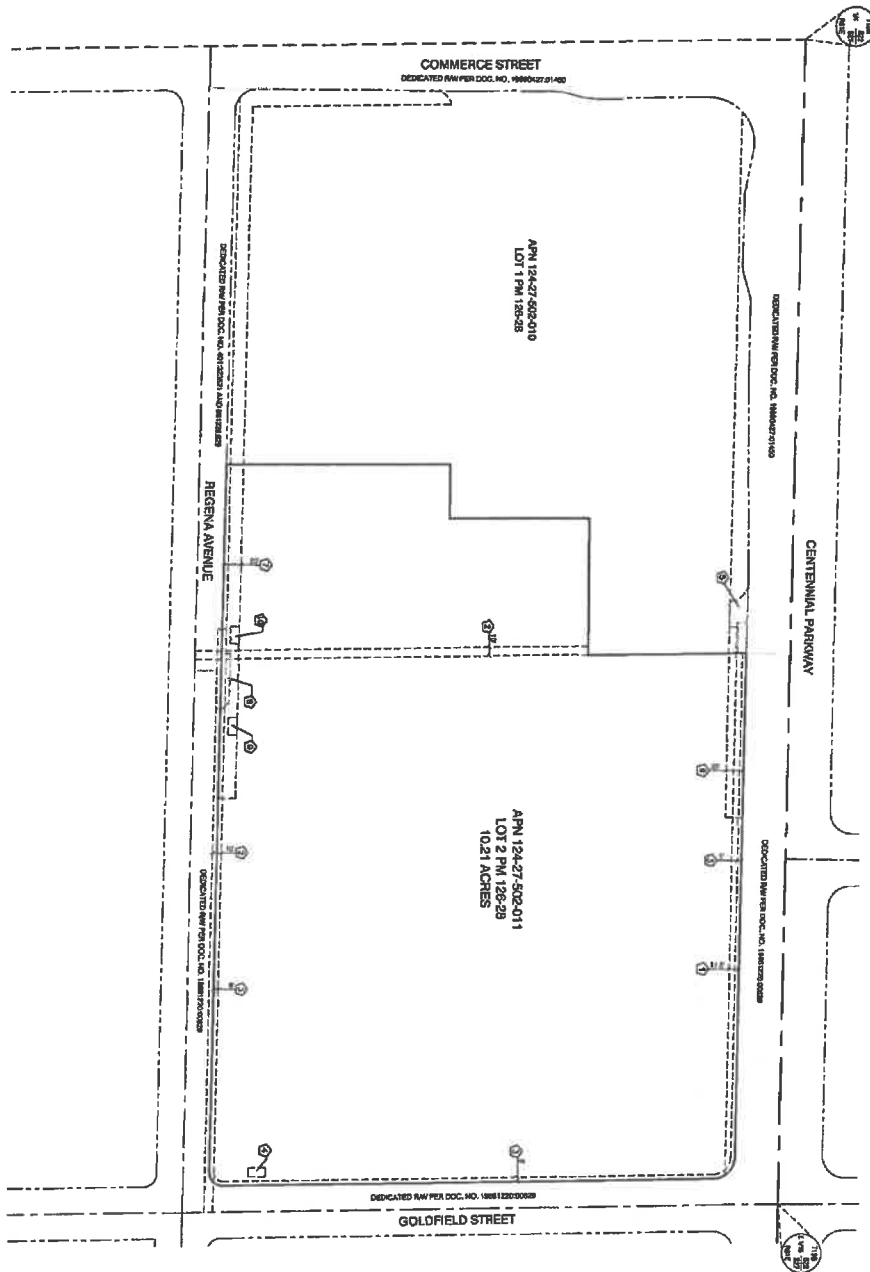
We thank you in advance for your time and consideration. If you have any questions or comments, please feel free to contact me at 702-873-7550.

Sincerely,

Jeffrey Armstrong

Jeffrey Armstrong
Planning Manager

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



- LEGEND**
- SECTION LINE
 - QUARTER SECTION LINE
 - SECTION LINE
 - CENTRAL LINE
 - PROPERTY LINE
 - RIGHT-OF-WAY LINE
 - BOUNDARY LINE
 - EASEMENT LINE
 - TITLE EXCEPTION REFERENCE NUMBER
 - APN
 - ASSASSIN'S MURDER, N.Y.
 - PERMIT CARWAY
 - DOCUMENT NUMBER

- EASEMENTS:**
1. AGRICULTURAL EASEMENT RECORDED APRIL 15, 1994 IN BOOK 10112 PAGE 101.
 2. AGRICULTURAL EASEMENT RECORDED APRIL 15, 1994 IN BOOK 10112 PAGE 101.
 3. AGRICULTURAL EASEMENT RECORDED APRIL 15, 1994 IN BOOK 10112 PAGE 101.
 4. AGRICULTURAL EASEMENT RECORDED APRIL 15, 1994 IN BOOK 10112 PAGE 101.
 5. AGRICULTURAL EASEMENT RECORDED APRIL 15, 1994 IN BOOK 10112 PAGE 101.
 6. AGRICULTURAL EASEMENT RECORDED APRIL 15, 1994 IN BOOK 10112 PAGE 101.
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 8. AGRICULTURAL EASEMENT RECORDED APRIL 15, 1994 IN BOOK 10112 PAGE 101.
 9. AGRICULTURAL EASEMENT RECORDED APRIL 15, 1994 IN BOOK 10112 PAGE 101.
 10. AGRICULTURAL EASEMENT RECORDED APRIL 15, 1994 IN BOOK 10112 PAGE 101.

		RICHMOND AMERICAN HOMES CITY OF NORTH LAS VEGAS	
EASEMENT DISPLAY MAP CENTENNIAL AND GOLDFIELD			
DRAWN BY: [Name] DESIGNED BY: [Name] CHECKED BY: [Name] PROJECT NO.: [Number]		1000 SOUTH BRENDAE BOULEVARD LAS VEGAS, NEVADA 89119-1414 702.735.1000 WWW.RICHMONDAMERICANHOMES.COM	
1 OF 1 SHEETS SHEET NO. 1		REV. DATE BY REVISION	

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.

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/FEET WHEN MAP IS REDUCED FROM THIS ORIGINAL

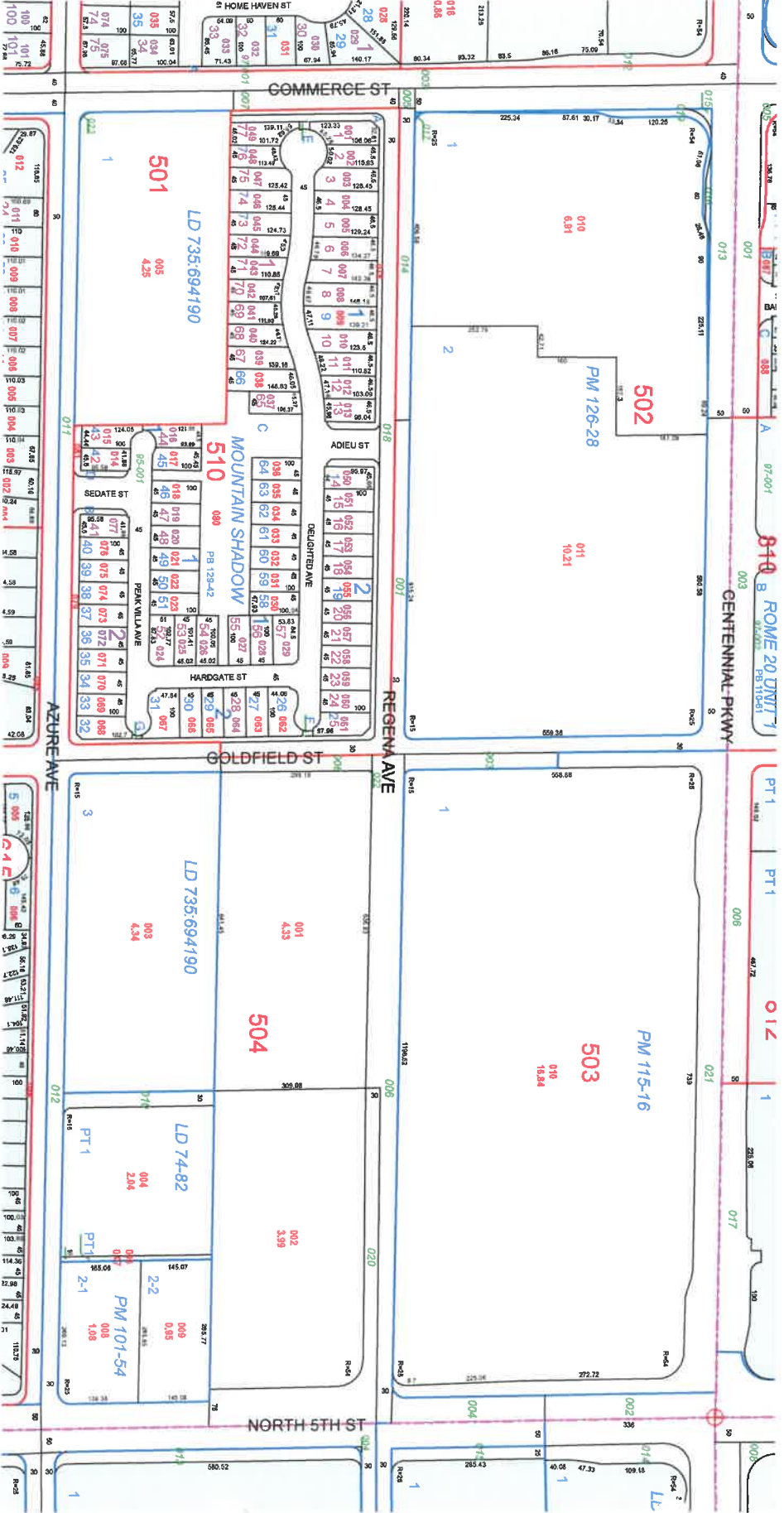
MAP LEGEND

- PARCEL BOUNDARY
- SUB BOUNDARY
- ROAD BOUNDARY
- ROAD EGRESS LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- SECTION LINE
- CONDOMINIUM UNIT
- AIR SPACE POL
- RIGHT OF WAY POL
- SUB-SURFACE POL
- DOT ROAD PARCEL NUMBER
- PARCEL NUMBER
- 1.00 ACREAGE
- 202 PARCEL SUBSECT NUMBER
- PG 2-4.5 PLAT RECORDING NUMBER
- 5 BLOCK NUMBER
- LOT NUMBER
- PG 6.5 GOV LOT NUMBER

BOOK	T19S R61E
100	101
125	124
138	139
140	140

Scale: 1" = 200'	Rev: 8/17/2020
27	27

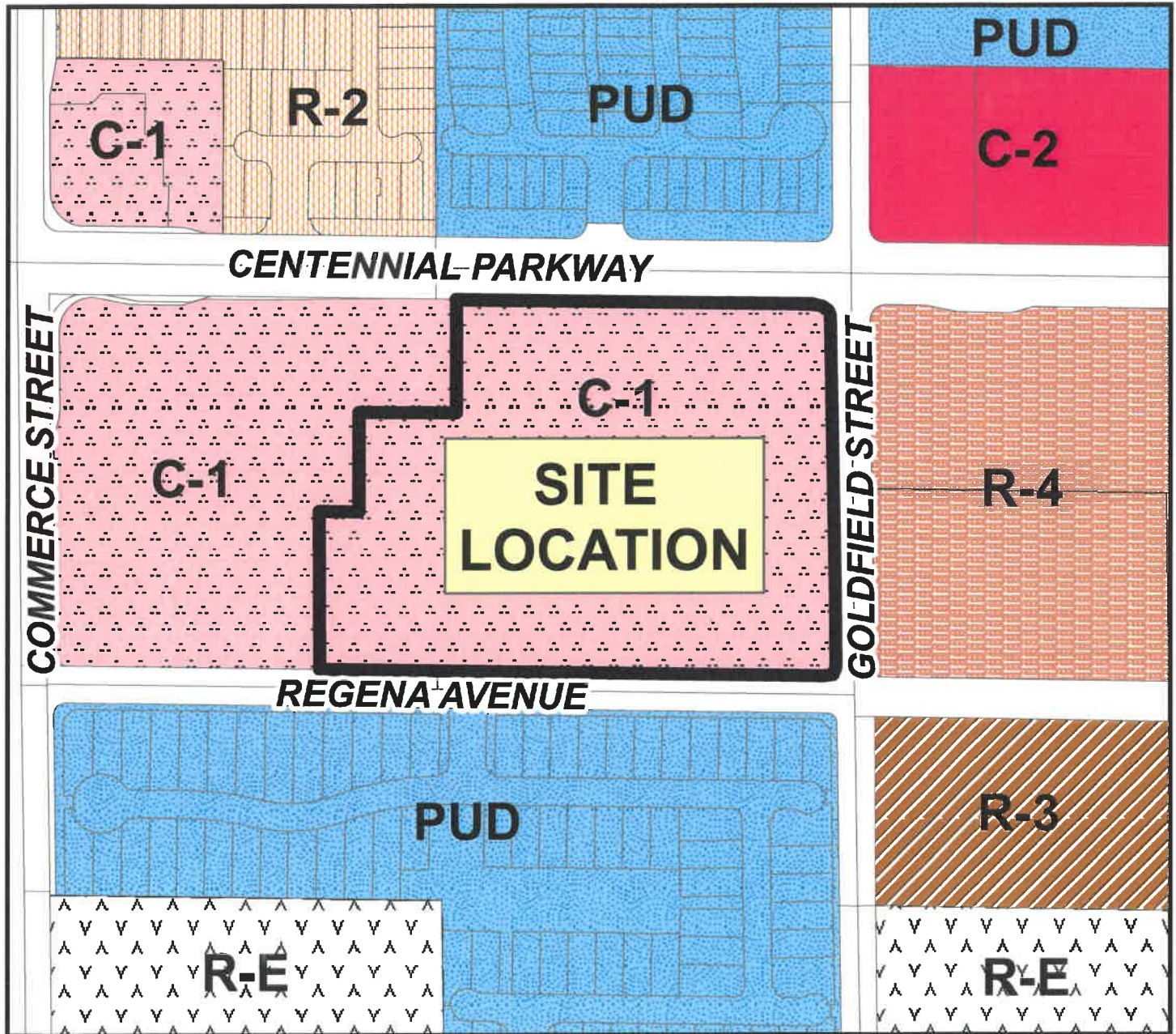
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THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: Richmond American Homes
Application Type: Property Reclassification
Request: From C-1 (Neighborhood Commercial District) to R-CL (Single-Family Compact Lot Residential District)
Project Info: Southwest corner of Centennial Parkway and Goldfield Street
Case Number: ZN-05-2021

3/11/2021

