



May 28, 2021

City of North Las Vegas
Current Planning Department Staff
2250 N. Las Vegas Blvd., Suite 114
North Las Vegas, Nevada 89030

**RE: Richmond American Homes of Nevada – Zenith Point (Centennial and Lamb)
Letter of Intent – Property Reclassification
APN: 123-29-101-001, 002, 003 and 004**

Dear City Staff,

On behalf of our client, Richmond American Homes of Nevada, we respectfully submit this Letter of Intent for the subject project requesting a Property Reclassification review with Current Planning.

Richmond American Homes of Nevada proposes a single-family residential subdivision located at the SEC of Centennial Parkway and Lamb Boulevard (APN: 123-29-101-001, 002, 003 and 004). The approximate 8.5± acre site is currently vacant and undeveloped with a designated zoning of General Commercial (C-2). Centennial Parkway abuts the northern boundary of the project with vacant, undeveloped land on the other side of the street. Existing residential development, the Centennial and Novak subdivision, abuts the eastern boundary of the site, separated by an existing 6± foot screen wall. Azure Avenue abuts the southern boundary of the project. The Lamb and Tropical subdivision is located across Azure Avenue. The proposed The Loop commercial subdivision abuts the project to the west, adjacent to Lamb Boulevard.

The proposed project includes a Property Reclassification to request a zone change from General Commercial (C-2) to Single Family Low Density (R-1) for the eastern 8.5± acres of the 28.6± acre site. The remaining 20.1± acres will remain designated for General Commercial District (C-2) for the proposed The Loop commercial subdivision. A Final Map, FM# 02-2021, is currently in process with CNLV to subdivide the existing parcels for the proposed developments. The proposed residential subdivision consists of forty (40) single-family residential units with a minimum square footage of 6,379 square feet and a maximum of 9,416 square feet. The typical lots dimensions are 60-feet wide by 115-feet long, with a minimum depth of 105-feet. The resulting density for the subdivision is 4.7± du/ac.

Per the City of North Las Vegas Municipal Code – Title 17.24.020-2, there are no open space requirements for the R-1 zoning district, which is proposed per the Property Reclassification application for this project to be processed concurrently.

The residential subdivision will provide four (4) unique models as required by City of North Las Vegas Municipal Code, each model will offer four (4) unique elevations. The homes range in size from 2,224 square feet to 2,668 square feet and are single-story. The homes will provide a patio and covered patio option as required. All models provide front entry garages. The homes meet the intent of code by providing stucco exteriors, earth tone colors, and concrete tile roofs. Furthermore, the elevations of all

homes feature staggered sections and recessed features to provide a varied appearance along the streetscape. All four sides of each elevation provide additional detailing and trim.

Access to the proposed development will be provided by proposed driveways off Centennial Parkway and Azure Avenue. The proposed project will provide a minimum of 20 feet of landscape buffer along both frontages. Offsite improvements for the Centennial Parkway and Azure Avenue frontages are proposed with The Loop Commercial Subdivision, CNLV# 180-2020.

Site improvements will comply with City of North Las Vegas Municipal Code - Titles 15 and 16, NRS 278 and accepted Clark County Area Uniform Standard Drawings. Improvements include paving, landscaping, curb, gutter, sidewalk, underground utilities, accessibility, and positive drainage.

The proposed landscape design will be consistent with the surrounding area. All landscaping will comply with the approved Southern Nevada Regional Plant List.

There are no Right-of-Way (ROW) vacations anticipated with this development.

We look forward to working with Current Planning to achieve a favorable recommendation for this project. Please do not hesitate to contact me at (702) 623-7233 if you have any questions or require any additional information.

Sincerely,
Kimley-Horn and Associates



Eric Hopkins, P.E.
Project Engineer
Owner/Developer Correspondent

CC: Angela Pinley, Richmond American Homes of Nevada
Erica Goff, Richmond American Homes of Nevada
Cameron Hart, Kimley-Horn

ENGINEER
 RICHMOND HOMES OF NEVADA, INC.
 1770 DEAN MARTIN DRIVE, SUITE 300
 LAS VEGAS, NEVADA 89115
 TEL: (702) 240-8888
 CONTACT: AMBER PHELPS, P.E.
 EMAIL: AMBER.PHELPS@RHNEV.COM

DEVELOPER
 TROPICAL LAMBS, LLC
 123-29-101-001, 002, 003, & 004
 CITY OF NORTH LAS VEGAS, NEVADA 89154

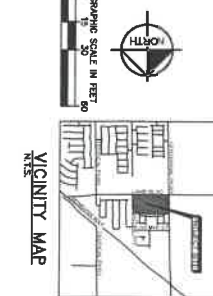
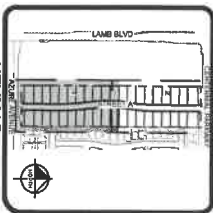
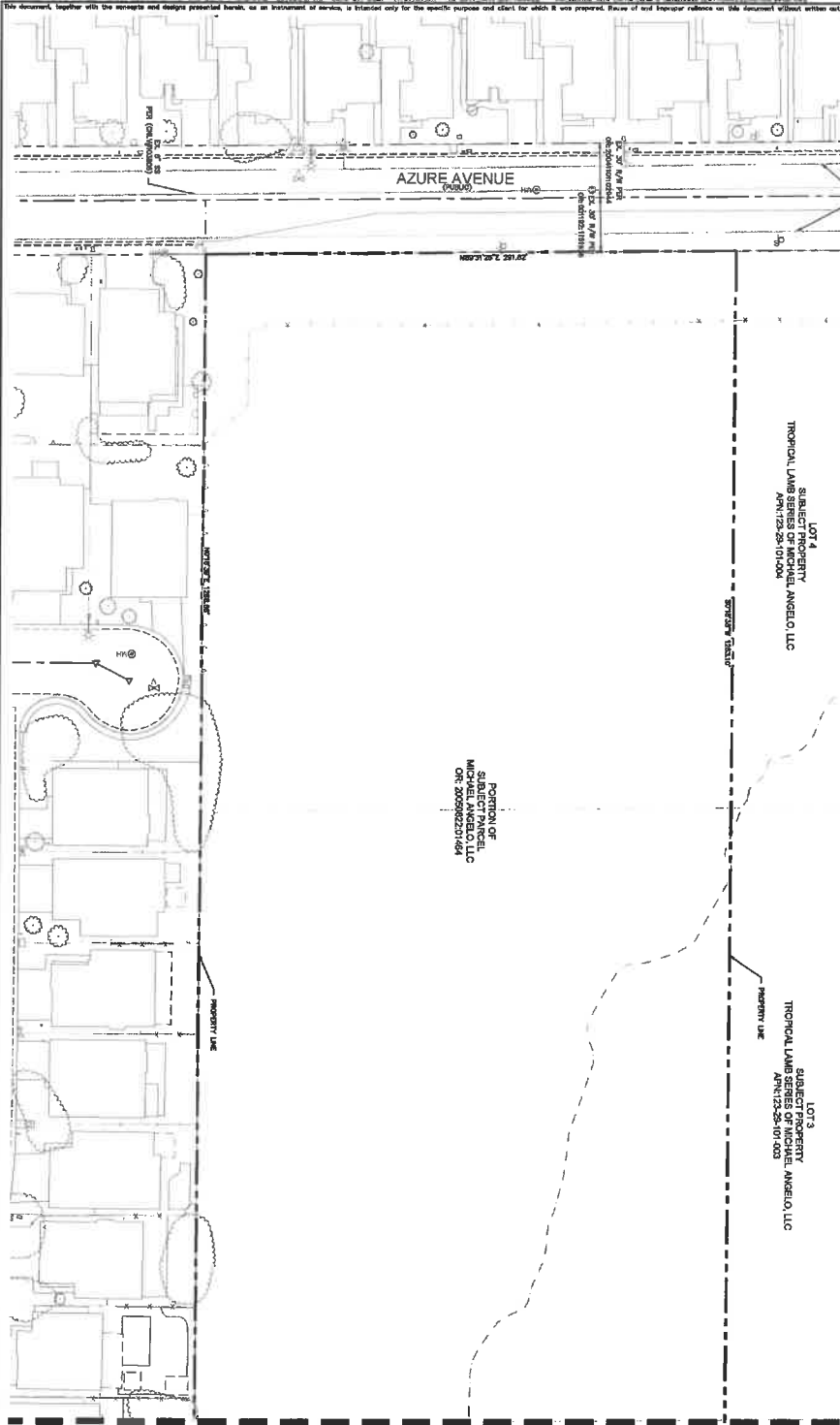
OWNER
 TROPICAL LAMBS, LLC
 123-29-101-001, 002, 003, & 004
 CITY OF NORTH LAS VEGAS, NEVADA 89154

ZONE CHANGE BOUNDARY MAP
 FOR
ZENITH POINT
 APN: 123-29-101-001, 002, 003, & 004
 CITY OF NORTH LAS VEGAS, NEVADA

BENCHMARK
 BENCH MARK AS SET BY THE CENTRAL MARIPOSA OF THE NEVADA
 GEOGRAPHIC NORTH IS 114°28' WEST OF THE GRADEWICH MERIDIAN.
 THE GRADEWICH MERIDIAN IS 114°28' WEST OF THE NORTH AMERICAN DATUM OF 1983, AND MERIDIAN
 CONVERGENCE WITH 114°28' WEST OF THE GRADEWICH MERIDIAN.
 ELEVATION = 3634 METERS (11915 FEET) (NAD 83)
 ELEVATION = 11915 FEET (NAD 83)

BASIS OF BEARING
 BENCH MARK AS SET BY THE CENTRAL MARIPOSA OF THE NEVADA
 GEOGRAPHIC NORTH IS 114°28' WEST OF THE GRADEWICH MERIDIAN.
 THE GRADEWICH MERIDIAN IS 114°28' WEST OF THE NORTH AMERICAN DATUM OF 1983, AND MERIDIAN
 CONVERGENCE WITH 114°28' WEST OF THE GRADEWICH MERIDIAN.
 ELEVATION = 3634 METERS (11915 FEET) (NAD 83)
 ELEVATION = 11915 FEET (NAD 83)

NOTES
 1. ALL LOT LINES AND BOUNDARY SHOWN HEREON ARE PROJECTED (1983)
 FROM THE BENCH MARK AS SHOWN ABOVE.
 2. GRID BEARING SHOWN HEREON FOR LOTS 4 & 7 BY
 THE NORTH AMERICAN DATUM OF 1983.
 3. GRID BEARING SHOWN HEREON FOR LOTS 5 & 6 BY
 THE NORTH AMERICAN DATUM OF 1983.
 4. GRID BEARING SHOWN HEREON FOR LOTS 1 & 2 BY
 THE NORTH AMERICAN DATUM OF 1983.
 5. GRID BEARING SHOWN HEREON FOR LOTS 3 & 8 BY
 THE NORTH AMERICAN DATUM OF 1983.
 6. GRID BEARING SHOWN HEREON FOR LOTS 9 & 10 BY
 THE NORTH AMERICAN DATUM OF 1983.
 7. GRID BEARING SHOWN HEREON FOR LOTS 11 & 12 BY
 THE NORTH AMERICAN DATUM OF 1983.



LEGAL DESCRIPTION
 LOT 4
 SUBJECT PROPERTY
 TROPICAL LAMBS, LLC
 APN: 123-29-101-001

LOT 5
 SUBJECT PROPERTY
 TROPICAL LAMBS, LLC
 APN: 123-29-101-002

LOT 6
 SUBJECT PROPERTY
 TROPICAL LAMBS, LLC
 APN: 123-29-101-003

LOT 7
 SUBJECT PROPERTY
 TROPICAL LAMBS, LLC
 APN: 123-29-101-004

MATCHLINE - SEE SHEET 2

EAST
 Call
 UnderGround
 702-432-5300

811
 Call
 Before You Dig
 1-800-877-2830

AVIATION
 Call
 Before You Dig
 702-253-2830

ONLY PROJECT F.

ZENITH POINT
 PREPARED FOR
RICHMOND HOMES

ZONE CHANGE BOUNDARY MAP

CITY OF NORTH LAS VEGAS NEVADA

RHA PROJECT
 Z91400022

06/01/21

SCALE AS SHOWN

DRAWN BY

CHECKED BY

Kimley»Horn

2020 KIMLEY-HORN AND ASSOCIATES, INC.
 8871 LAS VEGAS BLVD., SUITE 1119
 LAS VEGAS, NEVADA 89123
 (702) 731-1000

No.	REVISIONS	DATE	BY

ENGINEER
ROLLEY-HORN & ASSOCIATES
 6871 LAS VEGAS BOULEVARD, SUITE 300
 LAS VEGAS, NEVADA 89119
 TEL: (702) 735-8888
 FAX: (702) 735-8889
 WWW: WWW.RH-ASOCIATES.COM

DEVELOPER
 RICHMOND HOMES OF NEVADA, INC.
 1790 LAS VEGAS BOULEVARD, SUITE 300
 LAS VEGAS, NEVADA 89155
 TEL: (702) 240-8888
 FAX: (702) 240-8889
 WWW: WWW.RICHMONDHOMES.COM

OWNER
 TROPICAL LAND SERVICES, LLC
 8012 NORTH OAK COURT
 LAS VEGAS, NEVADA 89134

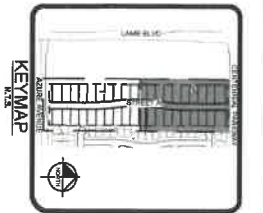
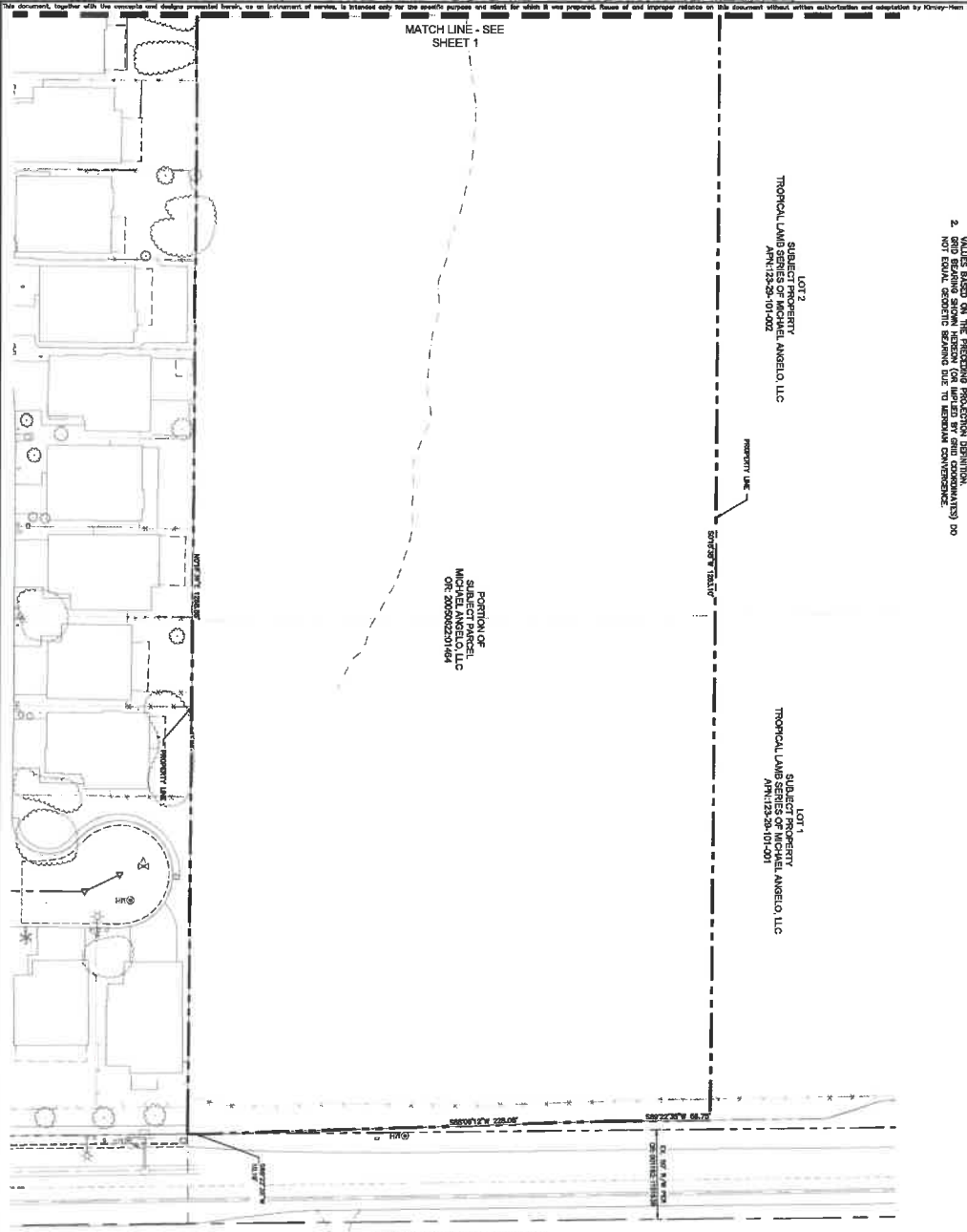
BENCHMARK
 POINT AND 2' ROUND ALUMINUM DISK STAMPED NORTH LAS VEGAS 8M
 NORTH OF THE INTERSECTION OF NORTH BRT AT THE INTERSECTION OF
 CENTENNIAL PARKWAY AND LAMB BLVD.

ELEVATION = 3960.4 US SANGER FEET (MM 88)

BASIS OF BEARING
 GRID NORTH AS DERIVED BY THE CENTRAL MERRILL OF THE NEVADA
 ZONE NORTH ZONES, NORTH AMERICAN DATUM OF 1983, SAID MERRILL
 ZONE LAS VEGAS ZONE 11530 WEST OF THE CENTENNIAL PARKWAY
 ZONE LAS VEGAS ZONE 11530 WEST OF THE CENTENNIAL PARKWAY
 PROJECTION TRANSVERSE MERCATOR
 STRAIGHT PARALLEL (NAD LANTOR) OF GRID COORDINATE SYSTEM
 EASTING AT CENTRAL MERRILL (MERCATOR) COORDINATE 568,666.667 FEET US
 NORTHING AT GRID ORIGIN 200,000.000 M (656,166.667 FEET US)
 NOTES: 1. ALL BEARINGS AND DISTANCES ARE PROJECTIONS (GRS) AND
 NOT EQUAL DISTANCE BEARING SIZE TO MERRILL CONVERSION.
 2. GRID BEARING SHOWN HEREIN (OR IMPLIED BY GRID COORDINATES) DO
 NOT EQUAL DISTANCE BEARING SIZE TO MERRILL CONVERSION.

ZONE CHANGE BOUNDARY MAP

FOR
ZENITH POINT
 APN: 123-29-101-001, 002, 003, & 004
 CITY OF NORTH LAS VEGAS, NEVADA



NO.	REVISIONS	DATE	BY

ZENITH POINT
 PREPARED FOR
RICHMOND HOMES

ZONE CHANGE BOUNDARY MAP

PROJECT 251400222
 DATE 08/10/12
 SCALE AS SHOWN
 DRAWN BY [Name]
 CHECKED BY [Name]

Kimley-Horn
 © 2010 ROLLEY-HORN AND ASSOCIATES, INC.
 6871 LAS VEGAS BOULEVARD S., SUITE 300
 LAS VEGAS, NEVADA 89119
 TEL: (702) 735-8888
 FAX: (702) 735-8889
 WWW: WWW.RH-ASOCIATES.COM

Neighborhood Meeting Summary
Centennial/Lamb
February 24, 2021

A virtual neighborhood meeting was held for the above project on Wednesday, February 24, 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 four neighbors. They inquired about the timeframe, traffic, and ingress and egress into the property. Overall, they were pleased that larger, single-story, single-family 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.



MAP LEGEND

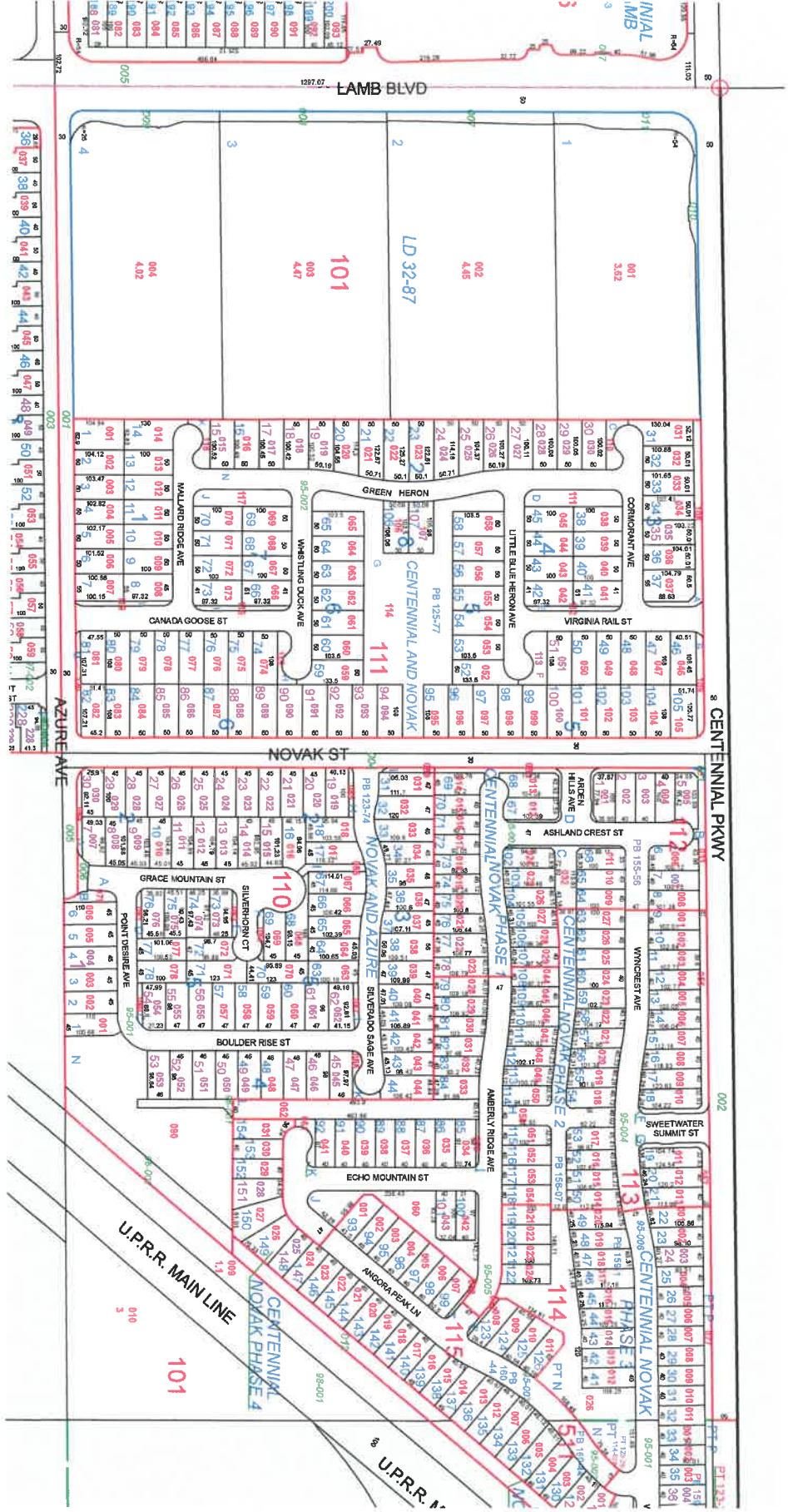
- Parcel Boundary
- Sub Boundary
- Road Easement
- Match / Leader Line
- Historic Lot Line
- Historic Sub Boundary
- Historic P/MLD Boundary
- Section Line
- Condominium Unit
- Air Space PCL
- Right-of-Way PCL
- Sub-Surface PCL
- 007 Road Parcel Number
- 001 Parcel Number
- 1.00 Acreage
- 202 Parcel Subarea Number
- PB 24-46 Plat Recording Number
- 5 Block Number
- 5 Lot Number
- 05 Govt Lot Number

BOOK	T19S R62E
00101	102 103
05124	123 122
08139	140 141

SEC.	29
1	1
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123-29-1

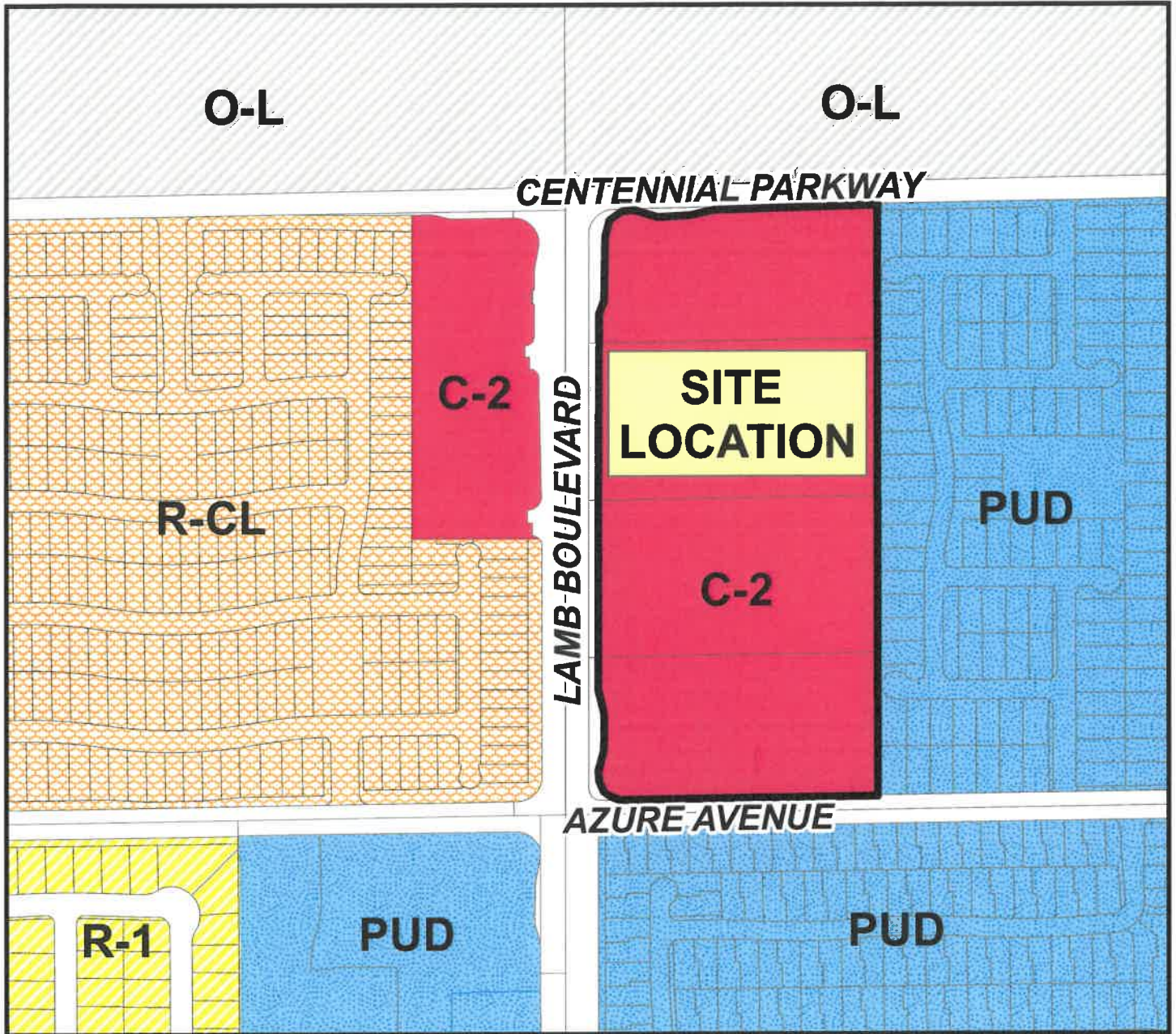


TAX DIST 254



THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: Richmond American Homes
 Application Type: Property Reclassification
 Request: From C-2 (General Commercial District) to R-1 (Single-Family Low Density District)
 Project Info: Generally the Southeast corner of Lamb Boulevard and Centennial Parkway
 Case Number: ZN-16-2021

8/25/2021

