

CITY OF NORTH LAS VEGAS

INTEROFFICE MEMORANDUM

To: Robert Eastman, Planning Manager, Land Development & Community Services Dept.
From: Duane McNelly, Land Development Coordinator, Department of Public Works
Subject: T-MAP-05-2022 **Orchard Canyon II**
Date: May 10, 2022


In addition to the requirement to comply with the *City of North Las Vegas Municipal Code – Titles 15 and 16, NRS 278* and accepted *Clark County Area Uniform Standard Drawings*, the Department of Public Works recommends the following conditions of approval:

1. 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.
2. Approval of a drainage study is required prior to submittal of the civil improvement plans.
3. 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.
4. All residential driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 222.
5. Proposed residential driveway slopes shall not exceed twelve percent (12%).
6. 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. A queuing analysis may be required.
7. 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. Tropical Pkwy
8. A revocable encroachment permit for landscaping within the public right of way is required, if applicable.

9. The property owner is required to grant a public pedestrian access easement for sidewalk located within a common element when that sidewalk is providing public access adjacent to the right-of-way, if applicable.
10. All common elements shall be labeled and are to be maintained by the Home Owners Association.
11. Common elements are required to be Public Utility and Public Drainage Easements.
12. The property owner is required to grant roadway easements where public and private streets intersect.
13. A Vacation-pre-application with subsequent formal application to vacate any Public Right-of-Way or Easement(s) is required. [Right turn @ Tropical Pkwy]
14. To minimize conflicts with dry utilities and comply with *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 501, the asphalt width of Street "E" shall be expanded to accommodate the existing SNWA facilities and proposed future utilities within this roadway.
15. A conforming tentative map incorporating the conditions of approval shall be submitted for review and approval to the Department of Public Works and Land Development & Community Services prior to submittal of the project's drainage study.
16. 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.

Utilities – For information only:

- This project shall comply with the General Provisions and Conditions of the *City of North Las Vegas Water Service Rules and Regulations* and the *Design and Construction Standards for Wastewater Collection Systems*.
- Submittal of a Hydraulic Analysis per the *Uniform Design and Construction Standards (UDACS) for Potable Water Systems* is required and will be subject to the review and approval of the Utilities Department.



Duane McNelly, Land Development Coordinator
Department of Public Works



SOUTHERN NEVADA WATER AUTHORITY™

100 City Parkway Suite 700 • Las Vegas, NV 89106
MAILING ADDRESS: P.O. Box 99956 • Las Vegas, NV 89193-9956
702-862-3400 • snwa.com

May 2, 2022

City of North Las Vegas
Planning and Zoning Division
2250 Las Vegas Boulevard North
North Las Vegas, Nevada 89030

ATTENTION: Mark Jordan, Planning Manager

SUBJECT: TENTATIVE MAP CASE NO. T-MAP-000005-2022 – Orchard Canyon II

The Southern Nevada Water Authority (Authority) has reviewed the tentative map application for a 10.39-acre proposed Residential Subdivision generally located within the area bordered by Tropical Parkway, Lamb Boulevard, Seclusion Bay Avenue and Dakota Bay Street. The item will be considered at the City of North Las Vegas (CNLV) Planning Commission meeting on June 08, 2022.

This letter is to inform the CNLV and the applicant that the Authority has a 78-inch diameter water lateral and related appurtenances within Lamb Boulevard and the proposed site, being part of the Authority's East Valley Lateral. The applicant or property owner is required to submit plans to the Authority's Development Plan Review Office located at 1001 Valley View Boulevard, Las Vegas, Nevada, 89153 to determine the Authority's requirements regarding this facility.

Should you have any questions, please contact Patrick Denison, Right-of-Way Agent at (702) 862-3474 or by email at patrick.denison@snwa.com.

Sincerely,

Sharon L. Kennemer, SR/WA
Principal Right-of-Way Agent

PD

cc: Jason Ghadery

SNWA MEMBER AGENCIES

Big Bend Water District • Boulder City • Clark County Water Reclamation District • City of Henderson • City of Las Vegas • City of North Las Vegas • Las Vegas Valley Water District



May 12, 2022

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 – Orchard Canyon II
Letter of Intent
APN: 123-30-701-001**

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 Comprehensive Plan Amendment (Land Use) review, a Tentative Map review, and a Zone Change review with Current Planning.

Richmond American Homes of Nevada proposes a single-family residential project located at the SWC of Tropical Parkway and Lamb Boulevard (APN: 123-30-701-001). The approximate 10.4± acre site is currently vacant, undeveloped land with a designated use of Community Commercial. The site is bound by Tropical Parkway to the north and Lamb Boulevard to the east. The existing Runvee Hobart East Parcels 3A-1 and 3A-2 subdivisions abut the project to the south and west, separated by an existing 6± foot screen wall. The Orchard Canyon subdivision and the proposed Tropical and Lamb commercial subdivision are across Tropical Parkway from the project site.

The proposed project includes a Comprehensive Plan Amendment (Land Use) to request a land use amendment from Community Commercial to Single Family Medium and a rezone from Neighborhood Commercial (C-1) to Single Family/Compact Lot (Residential) (R-CL). The proposed project will include a Tentative Map subdividing the subject parcel into fifty-three (53) single-family lots with a minimum square footage of 5,250 square feet, measured 50-feet by 105-feet. The resulting density for the subdivision is 5.1± du/ac.

Per the City of North Las Vegas Municipal Code – Title 17.24.020-2 R-CL requirements, a minimum of 150 SF of open space per lot is provided. Furthermore, a minimum of 75% of the required open space is focused within one area accessible to all residents within the development for usable open space.

The residential subdivision will provide three (3) unique models as required by City of North Las Vegas Municipal Code, each model will offer three (3) unique elevations. The homes range in size from 1,988 square feet to 2,247 square feet and are single-story. The homes will provide a patio and covered patio option as required. The homes meet the intent of code by providing stucco exteriors, earth tone colors, and concrete tile roofs. All models provide front entry garages. 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 a proposed driveway off Tropical Parkway. The proposed project will provide a minimum of 15 feet of landscape buffer along Tropical Parkway a minimum of 15 feet of landscape buffer along Lamb Boulevard. Offsite improvements for the Tropical Parkway are currently under construction per CNLV No. 69499.

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

CITY OF NORTH LAS VEGAS
CITY OF NORTH LAS VEGAS
MY DODGET
PA. RETAIL SERVICES
RECYCLING COS
RECYCLING UNIT
FOR COMMUNICATION
OTE

Abstract

[illegible]

INLET AND 2 INCH ALLOWING ROCK STUMPS WITH LOTS WEEDS AND ALGAE. NOZONIA SET IN THE
OF CORAL LOCATED APPROX. 40 FEET NORTH OF THE MIDWINTER NORTH BURN AT THE INTERSECTION OF
THERMAL TRENCH AND LUND BLVD.

ELEVATION = 604.7 METERS
ELEVATION = THROUGH LULU PARKWAY (PARKING LOT)

100

NORTH BRISTOL DIST., BEING THE SOUTH END OF THE SOUTHWEST QUARTER (SW 1/4) OF THE
NORTHEAST QUARTER (NE 1/4) OF SECTION 28, TOWNSHIP 20 NORTH, RANGE 60 EAST, U.S.M., CLARK
COUNTY, KENTUCKY AS SHOWN BY MAP HEREIN IN BOOK 104, PAGE 94 OF PLATS, OFFICIAL RECORDS,
CLARK COUNTY, KENTUCKY.

④ 2013 年 12 月 1 日

ZIMMER
 DISTRICT
 PROPERTY
 ACTUAL
 NET ACTUAL
 NET SELLER (117)

12
 14

12
 14

1000

UNITS 53 A-Q, 7 COMMON ELEMENTS
OPEN SPACE
REQUIRED (150 sq/lot)
PROVIDED 2 lots
TOTALS 2 lots
TOTAL 2 lots

10

REPORT OF LOSS	NO.
VEHICLE MAKE PER AGENT	5.16 BU/AC
VEHICLE LOT SIZE	6.576 SF
VEHICLE LOT SIZE	6.227 SF
ANALYST LOT	6.501 SF

106 (2 SPACES FOR UNIT)
1000

FLOOD ZONE NOTE

10/10/2013

NO IMPROVISED PROTECTIVE MEASURES OR PROTECTIVE EQUIPMENT REQUIRED.

OF NORTH LAS VEGAS STADIUM DRIVERS AND

- [illegible]

APN: 123-30-701-001
CITY OF NORTH LAS VEGAS, NEVADA
THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHEAST QUARTER (NE1/4)
OF SECTION 30, TOWNSHIP 19 SOUTH, RANGE 62 EAST, M.D.M

OWNER

 TPO-0115[illegible]

ENGINEER

R/C	BOC CAS
C	CONTRACT
DEC	DISCOUNT
CHART	EQUIPMENT
EX	DISTING.
F/S	FACE OF CARD
MTR	MATERIAL
S	LINENOW

ENGINEER

SHOFF-HORN & ASSOCIATES
 6073 LAUREL BLVD SUITE 200
 LAS VEGAS, NEVADA 89118
 TELEPHONE: (702) 825-7253
 CIRCLE NO. 169 ON READER P.C.
 EMAIL: SHOFF@SHOFF-HORN.COM

References

[illegible]

100

SHEET #	SHEET TITLE
1	COVER SHEET
2	TESTIMATE MAP



TROPICAL & LAMB
PREPARED FOR
RICHMOND AMERICAN

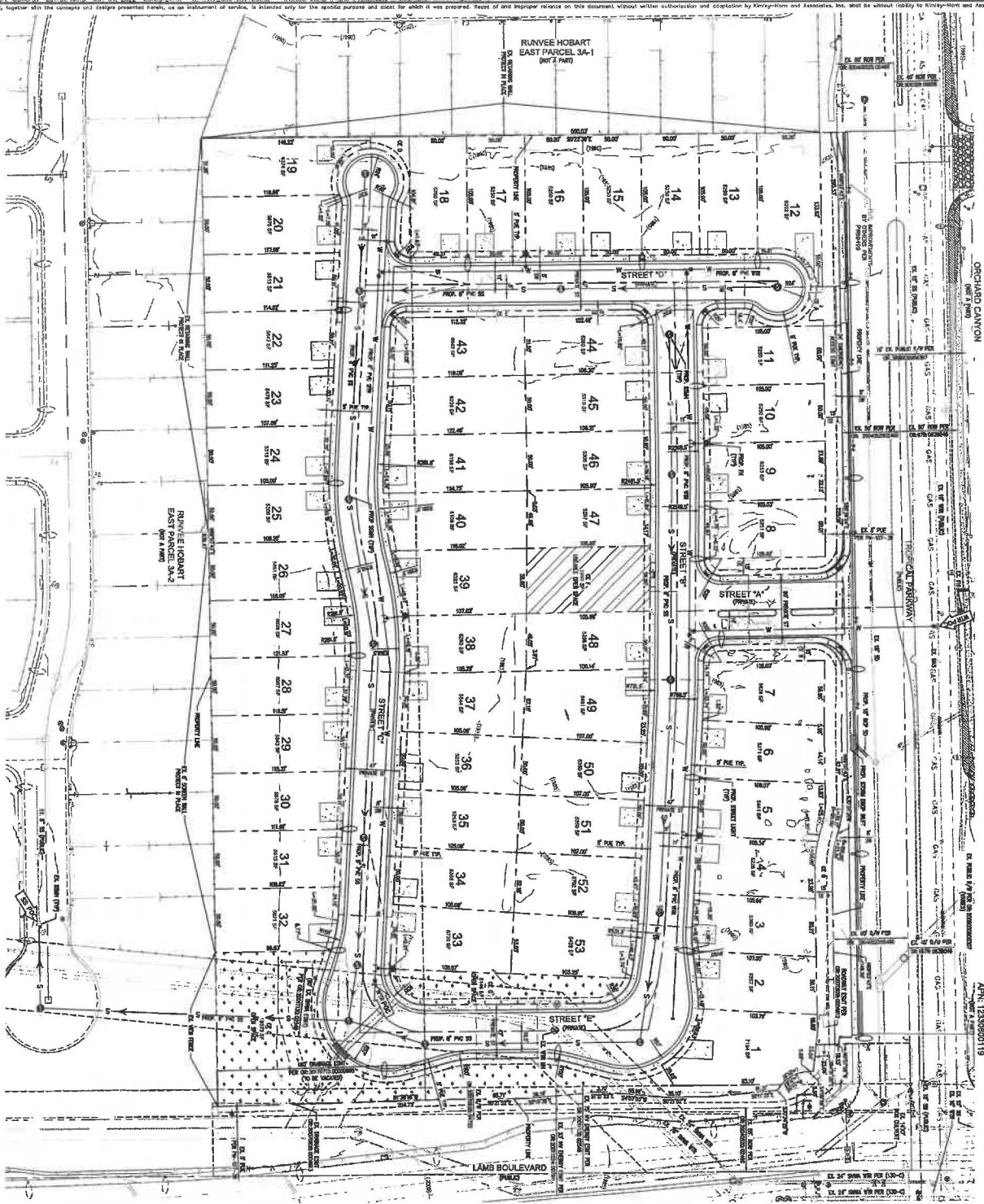
SHEET NUMBER

KHA PROJECT 291400032
DATE 5/4/2022
SCALE AS SHOWN
DESIGNED BY E2
DRAWN BY E2
CHECKED BY E2

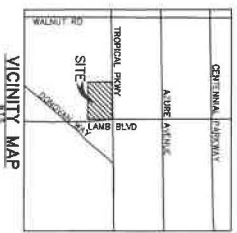


Kimley»Horn
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
6671 LAS VEGAS BOULEVARD S., SUITE 320
LAS VEGAS, NV 89118
WWW.KIMLEY-HORN.COM
PHONE: 702-682-3800

No.	REVISIONS	DATE	BY



TROPICAL LAMB SERIES
OF DOULMANI DE VILLIC
APN: 123050019



VICINITY MAP

LEGEND	
[Symbol]	LOT LINE
[Symbol]	CONTIGUOUS
[Symbol]	PROPERTY BOUNDARY
[Symbol]	PROP. RIGHT OF WAY
[Symbol]	PROP. WATER LINE
[Symbol]	PROP. SEWER LINE
[Symbol]	EX. WATER LINE
[Symbol]	EX. SEWER LINE
[Symbol]	EX. CONTIG.
[Symbol]	PROP. RIGHT
[Symbol]	LOT NUMBER
[Symbol]	CONCRETE PAVEMENT
[Symbol]	OPEN SPACE
[Symbol]	USABLE OPEN SPACE

BENCHMARK

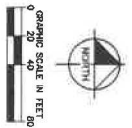
THE BENCHMARK IS A CONCRETE PIER WITH A METAL PLATE SET IN THE TOP. THE BENCHMARK IS LOCATED AT THE CORNER OF THE LOT AND THE ADJACENT LOT. THE BENCHMARK IS USED TO DETERMINE THE ELEVATION OF THE LOT. THE BENCHMARK IS USED TO DETERMINE THE ELEVATION OF THE LOT. THE BENCHMARK IS USED TO DETERMINE THE ELEVATION OF THE LOT.

BASIS OF BEARING

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GENERAL NOTES

1. ALL DIMENSIONS SHALL BE TO THE CENTER LINE OF THE LOT.
2. ALL DIMENSIONS SHALL BE TO THE CENTER LINE OF THE LOT.
3. ALL DIMENSIONS SHALL BE TO THE CENTER LINE OF THE LOT.
4. ALL DIMENSIONS SHALL BE TO THE CENTER LINE OF THE LOT.



ORCHARD CANYON II
PREPARED FOR
RICHMOND AMERICAN
NORTH LAS VEGAS NEVADA

TENTATIVE MAP

KHA PROJECT
291400032
DATE
5/4/2022
SCALE AS SHOWN
DESIGNED BY ECH
DRAWN BY ECH
CHECKED BY ECH



Kimley-Horn
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
651 LAS VEGAS BOULEVARD, SUITE 320
LAS VEGAS, NV 89101
WWW.KIMLEY-HORN.COM
PHONE: 702-882-3800

No.	REVISIONS	DATE	BY



Real Property Management
1180 Military Tribute Place
Henderson, NV 89074

School Development Tracking Form

<http://facilities.ccsd.net/departments/real-property-management/>

Date Filed 05/03/2022 Application Number T-MAP-000005-2022 Entity NLV

Company Name Kimley-Horn

Contact Name _____

Contact Mailing Address _____

City _____ State _____ Zip Code _____

Phone (702) 623-7233 Mobile _____ Fax _____ Email _____

Project Name Orchard Canyon II

Project Description 53 Single-Family Lots

APN's 123-30-701-001

Student Yield	Elementary School	Middle School	High School
Single-Family Units (1) 53	$\times 0.166 = 9$	$\times 0.093 = 5$	$\times 0.131 = 7$
Multi-Family Units (2)	$\times 0.139 = 0$	$\times 0.065 = 0$	$\times 0.074 = 0$
Resort Condo Units (3)			
Total	9	5	7

(1) Single Family unit is defined as single family detached home, mobile home, and townhouse.

(2) Multi-Family unit is defined as apartment, multiplexes, and condominiums.

(3) Resort Condominium units for tracking purposes only.

* To be completed by CCSD

Schools Serving the Area*					
Name	Address	Grade	Capacity	Enrollment	Site Date
Dickens ES	5550 Milan Peak St	K-5	627	769	4/1/2022
Findlay MS	333 W. Tropical Pkwy	6-8	1551	1069	4/1/2022
Mojave HS	5302 Goldfield St	9-12	2414	2468	4/1/2022

* **CCSD Comments** Dickens ES and Mojave HS are over capacity for the 2021-2022 school year. Dickens ES is at 122.65% and Mojave HS is at 102.24% of program capacity.

☐ Approved ☐ Disapproved

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 ONLY WHEN MAP REDUCED FROM 1:12,500 ORIGINAL.

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

MAP LEGEND

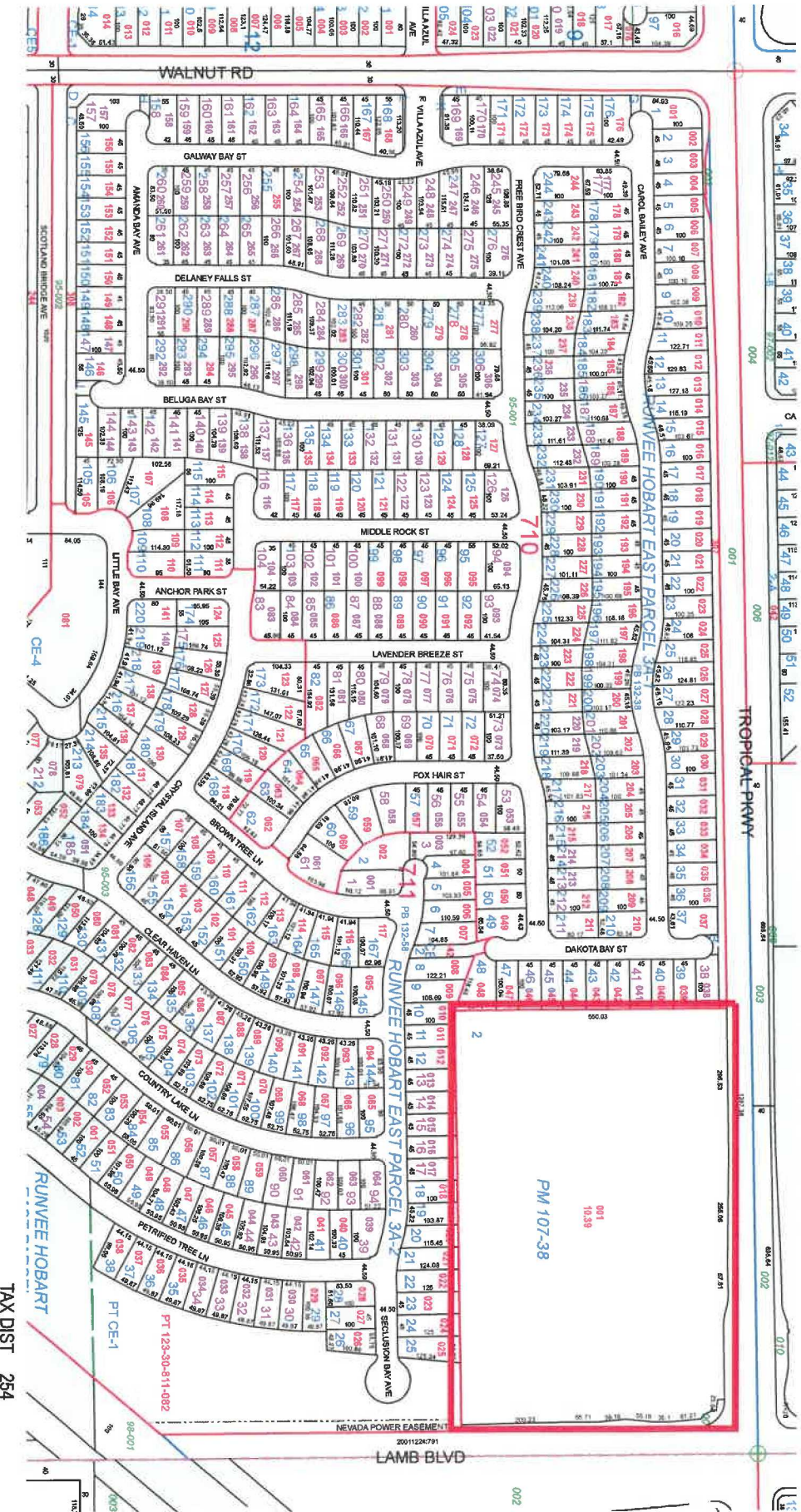
- PARCEL BOUNDARY
- SUB BOUNDARY
- PAID BOUNDARY
- ROAD EASEMENT
- RIGHT OF WAY PCL
- CONDOMINIUM UNIT
- AIR SPACE PCL
- SUB-SURFACE PCL
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- HISTORIC PAID BOUNDARY
- SECTION LINE

001 ROAD PARCEL NUMBER
002 PARCEL NUMBER
003 ACREAGE
004 100' RECORDING NUMBER
005 BLOCK NUMBER
006 LOT NUMBER
007 GGV LOT NUMBER

T19S R6E2		30		N 2 SE 4		123-30-7	
001	002	003	004	005	006	007	008
009	010	011	012	013	014	015	016
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193	194	195	196	197	198	199	200

Scale: 1" = 200'

Rev: 1/8/2019

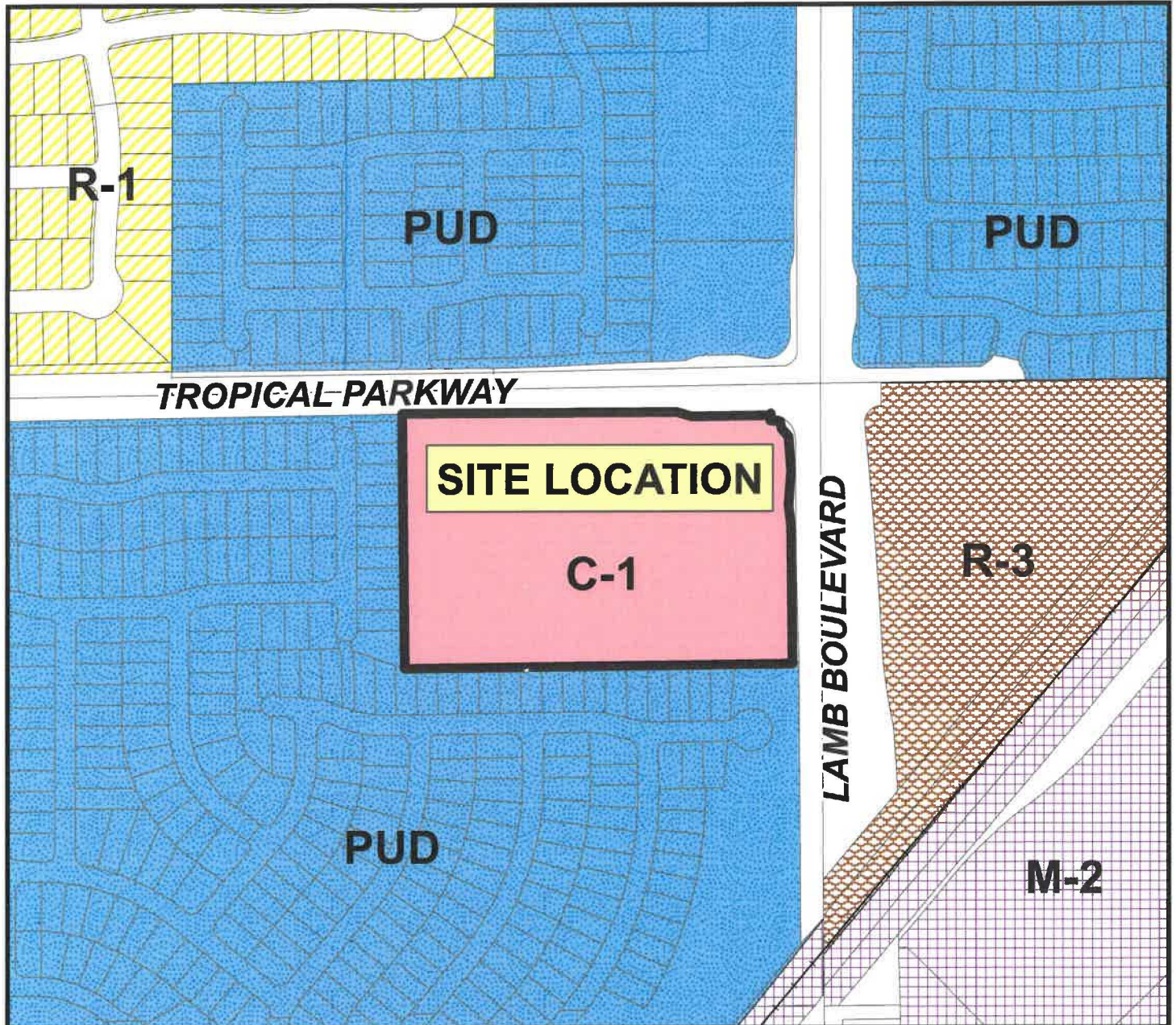


TAX DIST 254



THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: Richmond American Homes
Application Type: Tentative Map
Request: To Allow a 53-Lot Single-Family Subdivision
Project Info: Southwest corner of Lamb Boulevard and Tropical Parkway
Case Number: T-MAP-05-2022

5/03/2022

