



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

NEIGHBORHOOD MEETING SUMMARY

The Applicant held a mandatory neighborhood meeting on April 4, 2022 at 5:30 pm at the Skyview YMCA located at 3050 E. Centennial Parkway in North Las Vegas. The neighborhood meeting was properly noticed.

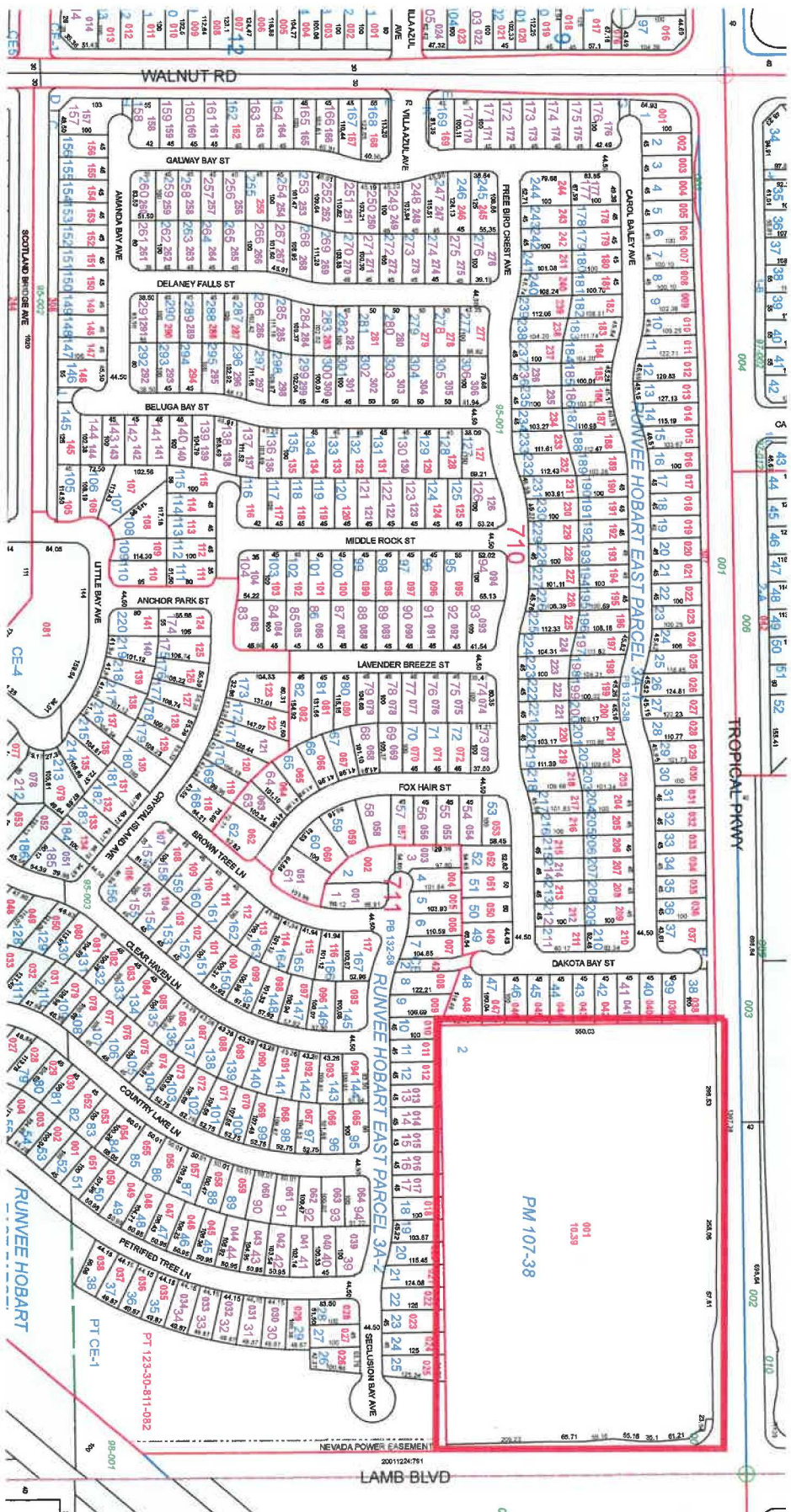
In attendance at the neighborhood meeting was the Applicant's representative and the Applicant along with approximately eight neighbors. The Applicant explained the request to amend the master plan and rezoning to allow a residential development. The Applicant also shared the proposed site plan and elevations of the homes. There were general questions about access to the Site, traffic, wall heights, and sewer connections all of which the Applicant addressed. Overall, the neighbors support the request. The neighbors would rather see residential single-family homes instead of the commercial development as currently master planned.

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 SCALED/ENLARGED MAP REDUCED FROM TAX DOCUMENT

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

BOOK	T19S R62E	SEC	30	N 2 SE 4
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123-30-7
 Scale: 1" = 200'
 Rev: 1/8/2019

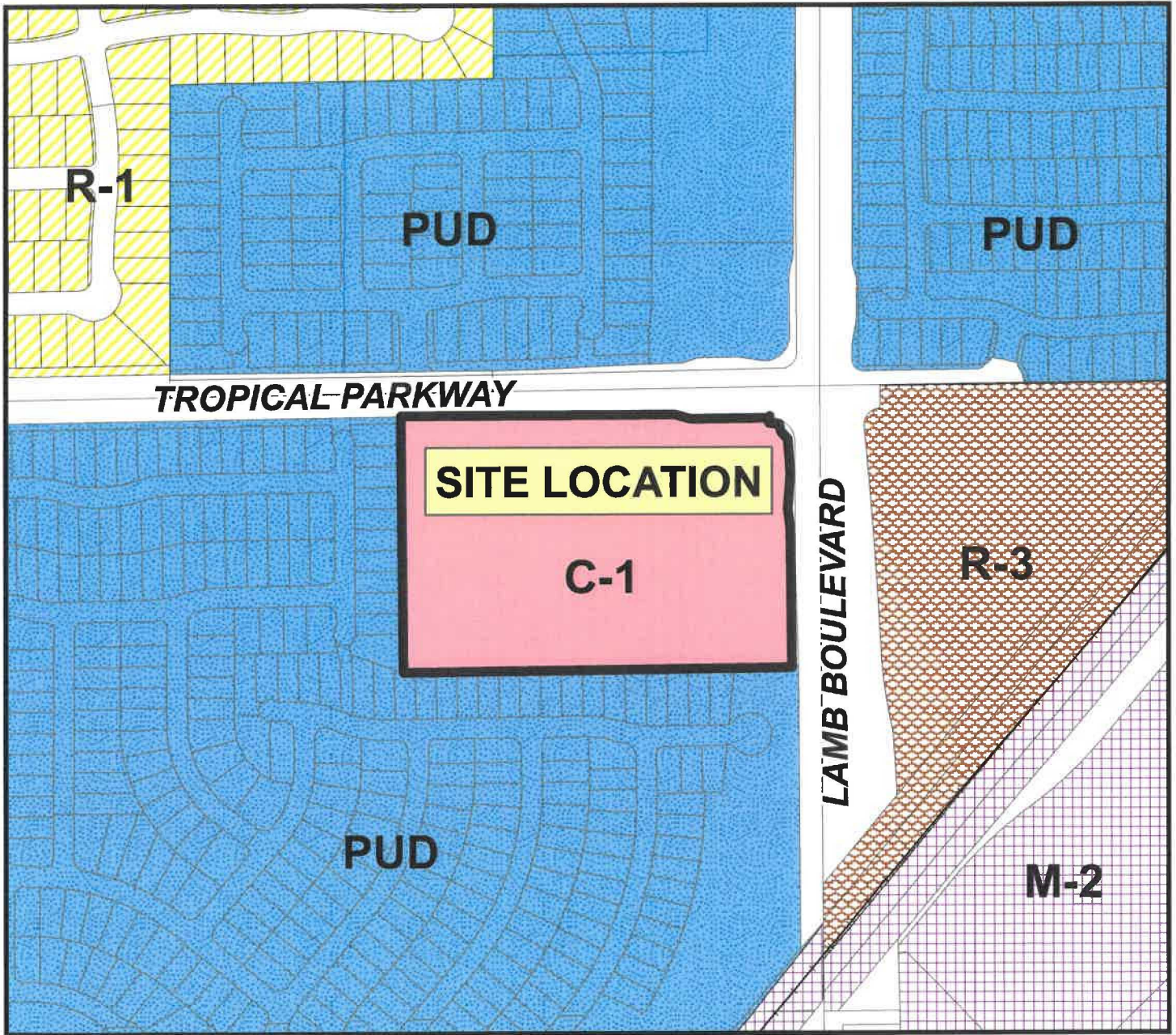


TAX DIST 254



THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: Richmond American Homes
Application Type: Property Reclassification
Request: From C-1 (Neighborhood Commercial District) to R-CL (Single-Family Compact Lot Residential District)
Project Info: Southwest corner of Lamb Boulevard and Tropical Parkway
Case Number: ZN-08-2022

5/03/2022

