



March 1, 2021

W.O # 8074

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

Attention: Planning Department

Subject: SWC Centennial-Pecos (Letter of Intent)
RE: APN's 124-25-501-007 – 15.38 Gross Acres

Planning Department:

Subject: 1. Comprehensive Plan Amendment
2. Property Reclassification
3. Tentative Maps
4. Vacation of Easements

On behalf of our client Richmond American Homes, VTN Nevada is requesting the approval of a Comprehensive Plan Amendment, Property Reclassification, Tentative Map and Vacation of easements for the above referenced parcel. Richmond American Homes is proposing to develop the subject parcels of land as a 102-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 a 15.38 +-acre (gross).

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

- North: C-1 (Neighborhood Commercial)
- South: PUD (Planned Unit Development) Residential
- East: M-2 (General Industrial)
- West: PUD (Planned Unit Development) Residential

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)

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)

The Project

The proposed development will consist of the following uses:

The plans depict a proposed single-family residential development consisting of 102 residential lots on approximately 15.38 +/- acres for an overall density of 6.63 dwelling units per gross acre. The proposed project consists of 2 different lot sizes and product types, they are as follows:

1. Lot Size @ 40' x 95' = 48 Lots (47 %)
2. Lot Size @ 40' x 90' = 54 Lots (53%)

Within the community, there will be lush landscaping and ample amenities for the residents. There is 36,934 square feet of open space being provided where 35,700 square feet of open space is required.

The calculations are as follows:

Lots Sizes

3,600 sf. @ 500 sf. @ 102 lots x 350 sf. = 35,700 sf.

Total Required = 35,700 sf.

Open Space Provided = 36,934 sf.

The development is providing a 25-foot landscaping buffer along Centennial Parkway and 20-foot landscaping buffers along both Palmer Street and Pecos Road 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 properties. As the trees mature, the canopy will provide more buffering

The development will be accessed from Pecos Road via a 60-foot entry 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 Pecos Road. Pecos Road is currently a 100-foot right of way with limited improvements. Centennial Parkway is currently a 100-foot right of way with partial improvements. Palmer Street is currently a 60-foot right of way with limited 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
- Habaneros Taco Grill
- Office complexes
- Restaurants including family sit down restaurants and drive-thru.

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 102-lot residential subdivision.

4. Vacation Request

The applicant is requesting to vacate 10-foot wide public drainage easement
Easement # 1

PUBLIC DRAINAGE EASEMENT BOOK 20070910, INSTRUMENT NO. 01052.

APN: 124-25-501-007

Architectural Plans

Single Family Attached / Rowhouses

The elevations for the development consist of four (8) two-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 1,470 to 2,600 square feet (livable area) with options, which may further increase the area of each model. Each models will have a 2-car garage (front-loaded).

Public Utilities

Sanitary Sewer

Sewer service is provided from exiting (21) twenty-one-inch sanitary sewer line located in Pecos Road, and a (8) eight-inch line located in Centennial Parkway. The applicant is proposing to connect to these lines to provide service to the proposed development.

Water

Existing water service is also located in Pecos Road, which consists of an existing (12) twelve-inch line, a (24) twenty-four line in Centennial Parkway and an (8) eight-inch line in Palmer Street. The applicant is proposing to connect to these lines 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/Pecos
February 18, 2021

A virtual neighborhood meeting was held for the above project on Thursday, February 18, 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 one neighbor. She asked questions about the view from her house and the grade of the project was discussed. Overall, she was pleased that single-family 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 (SEE WHEN MAP REDUCED FROM 1:147 ORIGINAL)

0 100 200 400 600 800

- MAP LEGEND**
- PARCEL BOUNDARY
 - SUB BOUNDARY
 - PAID BOUNDARY
 - ROAD EASEMENT
 - MATCH / 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
 - 202 PARCEL SUBSIDY NUMBER
 - 202 PARCEL RECORDING NUMBER
 - 5 BLOCK NUMBER
 - 5 LOT NUMBER
 - 5 GOV LOT NUMBER

BOOK

T19S R61E

SEC

25

MAP

N 2 NE 4

124-25-5

100 101 102 10

125 124 123 12

138 139 140 14

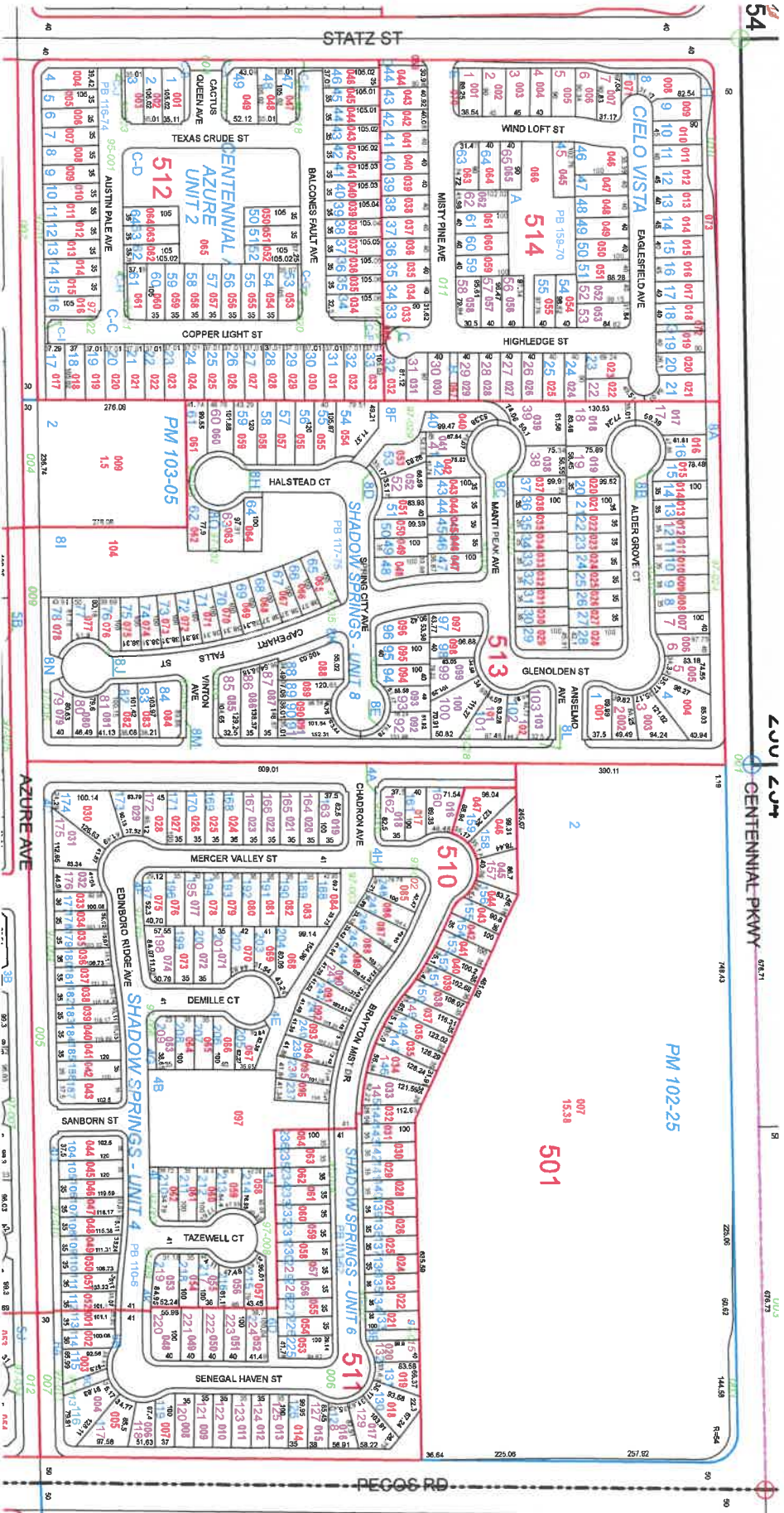
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Scale: 1" = 200'

Rev: 9/4/2019

CLARK COUNTY
NEVADA

Scale: 1" = 200'	Rev: 9/4/2019	5 1 5 1
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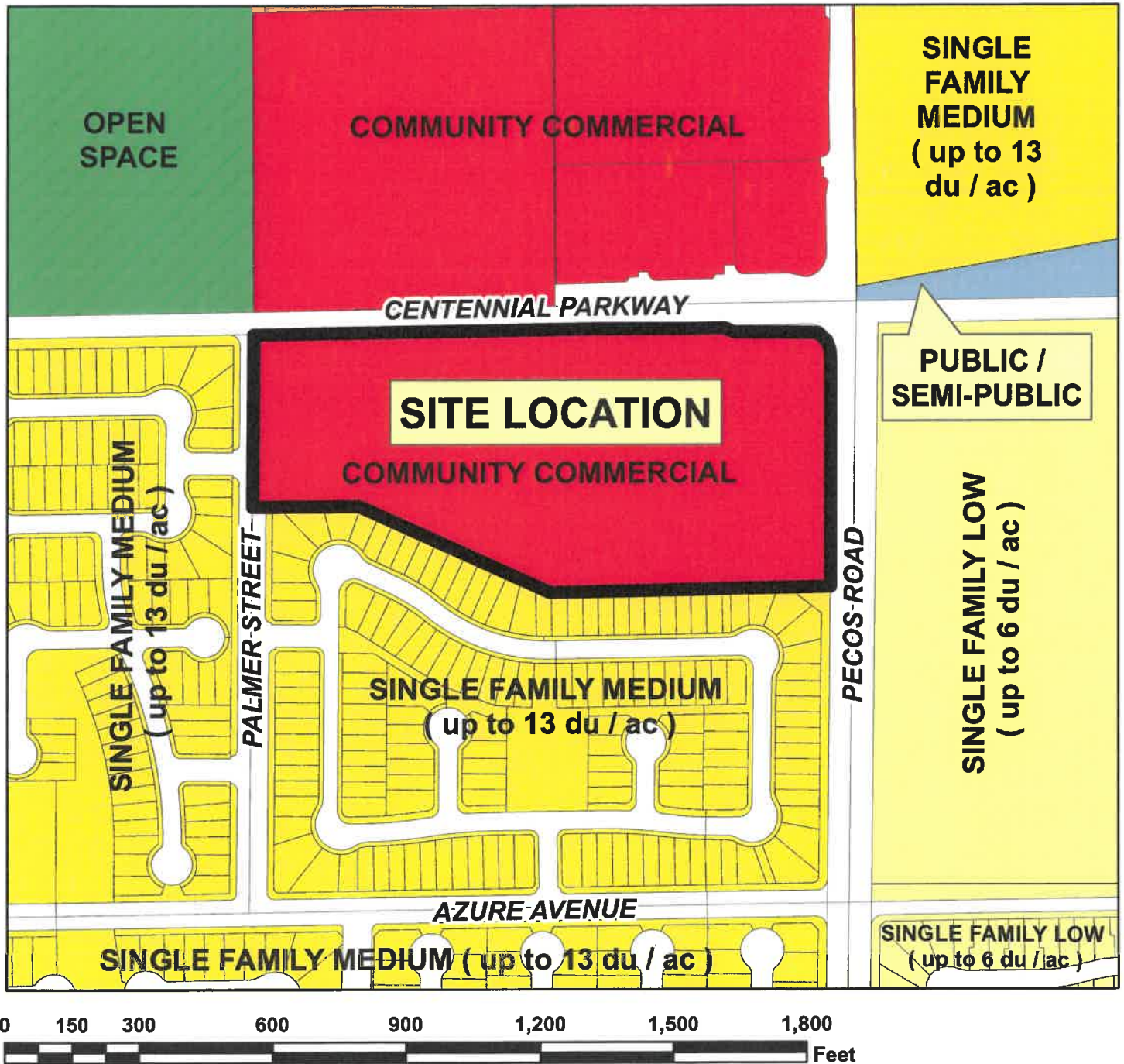


TAX DIST 254



THE CITY OF NORTH LAS VEGAS

Comprehensive Plan Map



Applicant: Richmond American Homes
Application Type: Comprehensive Plan Amendment
Request: Change from Community Commercial to Single-Family Medium
Project Info: Southwest corner of Centennial Parkway and Pecos Road
Case Number: AMP-01-2021

3/11/2021

