

CITY OF NORTH LAS VEGAS

INTEROFFICE MEMORANDUM

To: Sharianne Dotson, Planner, Land Development & Community Services
From: Robert Weible, Land Development Project Leader, Department of Public Works
Subject: T-MAP-03-2021 **Centennial Pecos**
Date: March 22, 2021

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. Proposed residential driveway slopes shall not exceed twelve percent (12%).
4. All common elements shall be labeled and are to be maintained by the Home Owners' Association.
5. The street names shall be in accordance with the North Las Vegas Street Naming and Address Assignment Standards, and must be approved by the City of Las Vegas Central Fire Alarm Office.
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. All driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 222.1.
8. 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.
9. The public street geometrics and thickness of the pavement sections will be determined by the Department of Public Works.
10. The proposed driveway on Pecos Road shall be right in – right out only.

March 22, 2021

11. Dedication and construction of the following streets and/or half streets is required per the *Master Plan of Streets and/or Highways* and *City of North Las Vegas Municipal Code* section 16.24.100:

- a. Centennial Parkway
- b. Pecos Road

12. 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.

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.

For more information regarding the land development process and other associated requirements in the City of North Las Vegas, please visit the City's website and find the **Land Development Guide**: <http://www.cityofnorthlasvegas.com/Departments/PublicWorks/PublicWorks.shtm>.



Robert Weible, Land Development Project Leader
Department of Public Works

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

[illegible]

03/22/2021



**CENTENNIAL PARKWAY &
PECOS ROAD**



2727 SOUTH RAINBOW BOULEVARD
LAS VEGAS, NEVADA 89146-6146
PH: (702) 673-7550 FAX: (702) 362-2507 WEB: WWW.VTENN.COM
CONSULTING ENGINEERS • PLANNERS • LAND SURVEYORS

DRAWN BY: SOC		3/22/2021
DESIGNED BY: SOC		3/22/2021
CHECKED BY: MUM		3/22/2021
PROJECT NO: 9074	SCALE: 1" = 30' HD N/A VE	

DRAWING NO.



Real Property Management
1180 Military Tribute Place
Henderson, NV 89074

School Development Tracking Form

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

Date Filed 03/11/2021 Application Number T-MAP-000003-2021 Entity NLV

Company Name VTN-NEVADA

Contact Name _____

Contact Mailing Address _____

City _____

State _____

Zip Code _____

Phone (702) 873-7550 Mobile _____ Fax _____ Email _____

Project Name CENTENNIAL-PECOS

Project Description 102 Single-Family Lots

APN's 124-25-501-007

Student Yield	Elementary School	Middle School	High School
Single-Family Units (1) 102	x 0.166 = 17	x 0.093 = 9	x 0.131 = 13
Multi-Family Units (2)	x 0.139 = 0	x 0.065 = 0	x 0.074 = 0
Resort Condo Units (3)			
Total	17	9	13

(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
Tartan ES	3030 E. Tropical Parkway	K-5	650	431	3/1/2021
Johnston MS	5855 Lawrence St.	6-8	1511	1265	3/1/2021
Legacy HS	150 W. Deer Springs Way	9-12	2409	2760	3/1/2021

* CCSD Comments Legacy HS is over capacity for the 2020-2021 school year. Legacy HS is at 114.57% of program capacity.

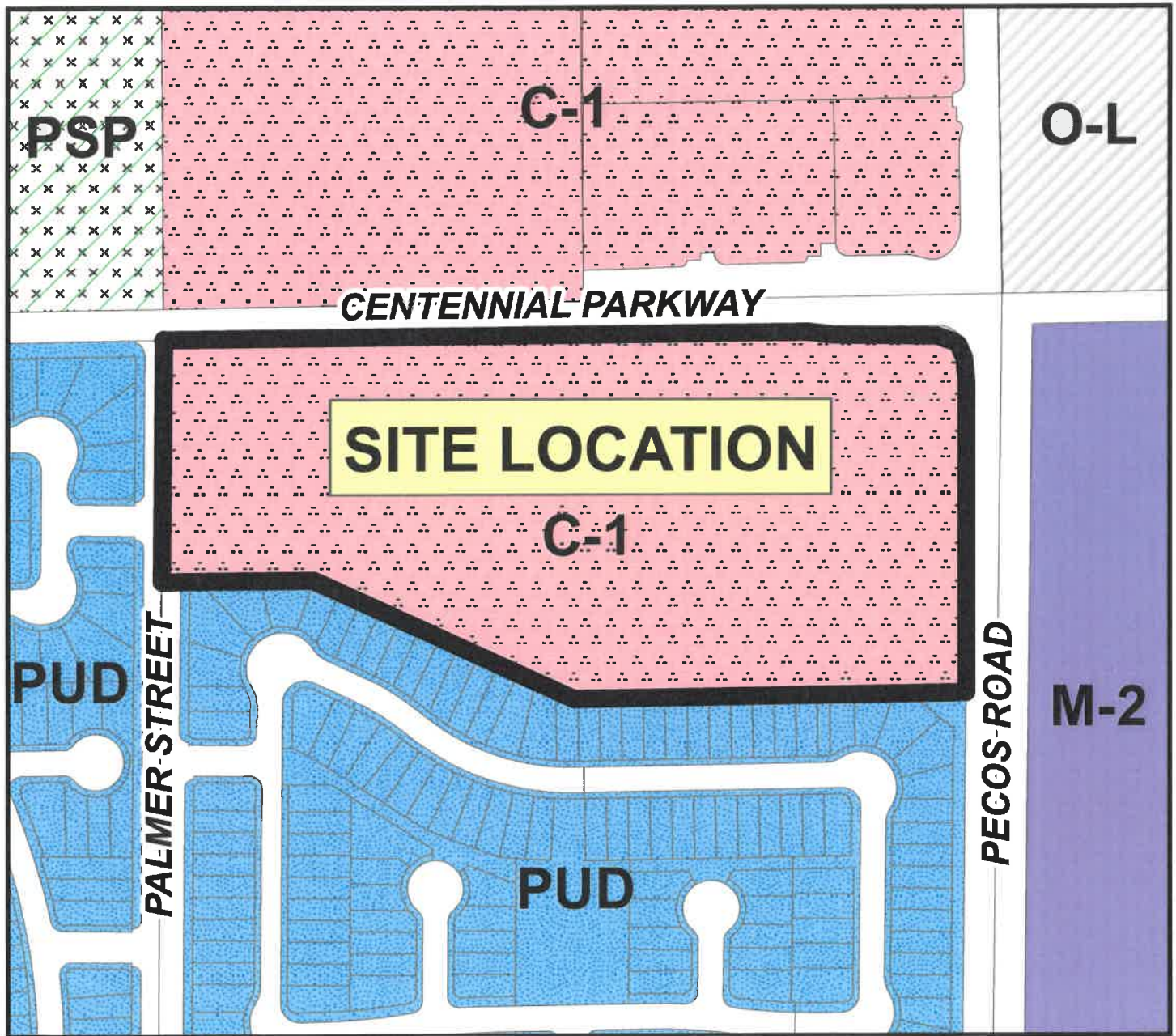
☐ Approved

☐ Disapproved



THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: Richmond American Homes
Application: Tentative Map
Request: To Allow a 102-Lot, Single-Family Subdivision
Project Info: Southwest corner of Centennial Parkway and Pecos Road
Case Number: T-MAP-03-2021

3/11/2021

