

CITY OF NORTH LAS VEGAS

INTEROFFICE MEMORANDUM

To: Amy Michaels, Principal Planner, Land Development & Community Services
From: Duane McNelly, Land Development Coordinator, Department of Public Works
Subject: T-MAP-20-2021 **Lamb and Centennial Pkwy**
Date: August 09, 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. 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.
4. 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.
5. 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.
6. Proposed residential driveway slopes shall not exceed twelve percent (12%).
7. All driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 222.
8. The public street geometrics and thickness of the pavement sections will be determined by the Department of Public Works.

9. 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 Pkwy
 - b. Lamb Blvd (sidewalk)
 - c. Azure Ave
10. Subdivision mapping is required to complete this project. All mapping shall be in compliance with NRS Chapter 278 and the City of North Las Vegas Municipal Code, and associated Master Plans in effect at the time of subdivision and/or parcel map approval. Conformance may require modifications to the site
11. All common elements shall be labeled and are to be maintained by the Home Owners Association.
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:

- The civil improvement plans for the offsite improvements are currently in review.
- 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>.



Duane McNelly, Land Development Coordinator
Department of Public Works



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 – Tentative Map
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 Tentative Map 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.

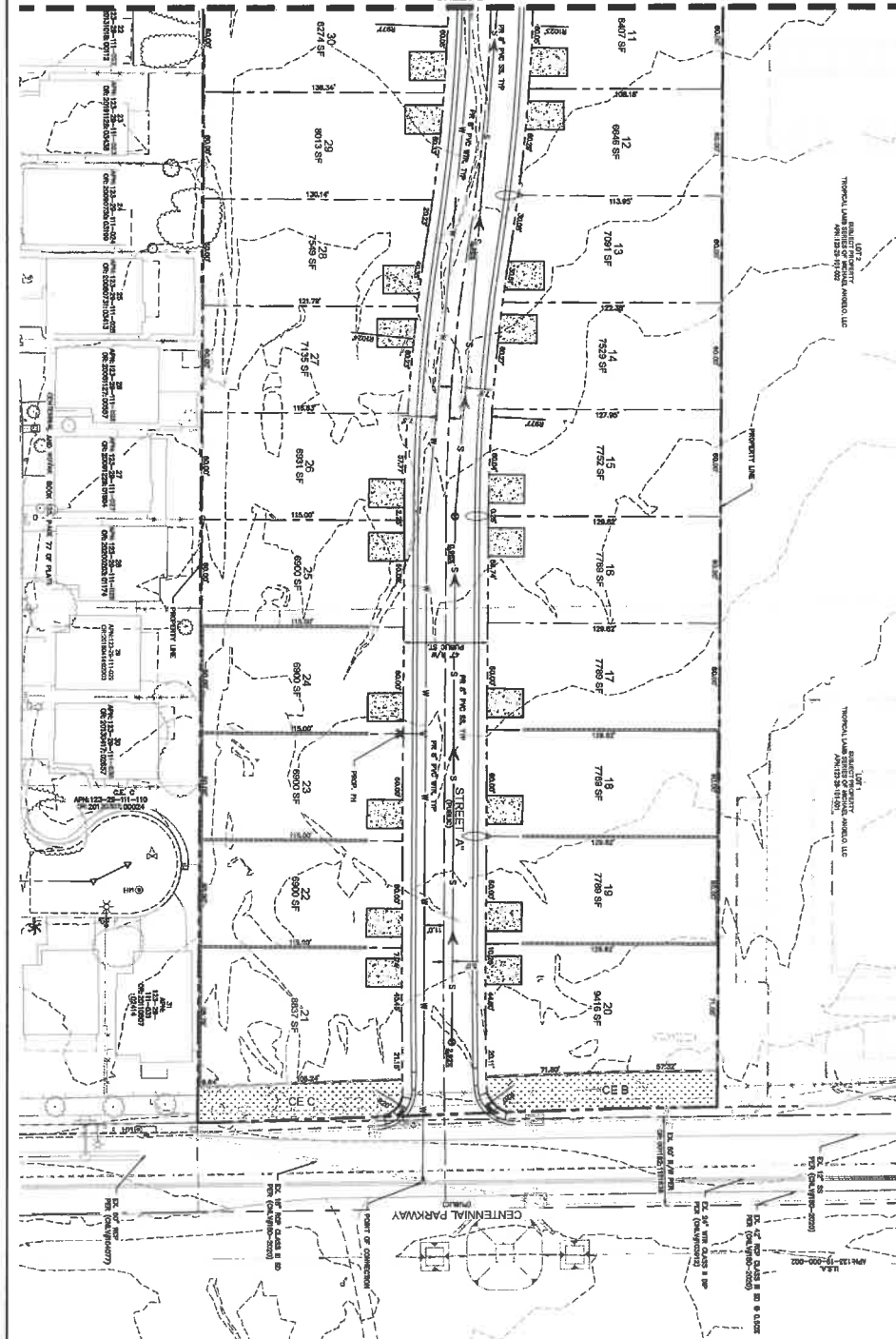
Sincerely,
Kimley-Horn and Associates



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

MATCH LINE - SEE SHEET 2



FAST
Underground
Call
1-800-271-2800

811
Call
1-800-271-2800

1-800-271-2800

ZENITH POINT
PREPARED FOR
RICHMOND HOMES

TENTATIVE MAP
2 OF 2

CITY OF NORTH LAS VEGAS NEVADA

3 OF 3 SHEETS
3

Kimley-Horn
© 2020 KIMLEY-HORN AND ASSOCIATES, INC.
6071 LAS VEGAS BLVD. SUITE 300
LAS VEGAS, NV 89120
PHONE: 702.735.1000

- ## GENERAL NOTES
1. SUBJECT SITE IS UNDEVELOPED.
 2. ALL IMPROVEMENTS SHALL CONFORM TO THE CLARK COUNTY AREA UNIFORM STANDARD DRAINAGE AND SPECIFICATIONS.
 3. THIS SUBDIVISION IS SHOWN IN ITS ENTIRETY AND IS NOT PART OF A MASTER PLAN. PROTECTIVE COVENANTS ARE/ARE DEED RESTRICTIONS ARE TO BE GENERATED INTO A SEPARATE DOCUMENT AND RECORDS, IF REQUIRED.
 4. SUBJECT SITE IS SITUATED IN A SPECIAL GEOTECHNICAL CONSIDERATION AREA (SG-12E HAZ).
NOTE: THERE ARE NO KNOWN EXISTING FAULTS OR FEATURES WITHIN THE SUBJECT SITE.
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 10. SEWER POINT OF CONNECTION WILL COME OFF AN EXISTING SEWER MAIN LOCATED IN AZULE AVENUE.
 11. THIS SITE IS NOT PROPOSED FOR RESERVATION FOR PUBLIC PARKS, SCHOOLS, PLAYGROUNDS.
 12. STORM WATER RUNOFF WILL BE CONVEYED VIA STREETS AND GUTTER.

BENCHMARK

RIGHT-OF-WAY ALIGNED, STATED NORTH LAS VEGAS BLVD. NORTH OF THE INTERSECTION OF CENTENNIAL PARKWAY AND LAS BLVD.
ELEVATION = 1084.5 U.S. SURVEY FEET (MVD 85)

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ZONE: THE VEGAS ZONE
DATE: 10/19/2011
LOCATION: (RIDGEWAY) 1400 E. 2010 S.
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PRODUCTION: TRANSDUCER
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NORTHING AT CENTRAL MERIDIAN: 1,000,000.0 (3,280,833.3333 FEET US)
NOTES: THE FACTOR ON GRID ORIENT: 1.001 (FEET)

1. SUBJECT SITE IS UNDEVELOPED.
2. ALL IMPROVEMENTS SHALL CONFORM TO THE CLARK COUNTY AREA UNIFORM STANDARD DRAINAGE AND SPECIFICATIONS.

3. THIS SUDSHON IS SHOWN IN ITS ENTIRETY AND IS NOT PART OF A MAINTAINED PLAIN, PROTECTIVE COVANTS AND/OR BOND RESTRICTIONS ARE TO BE DERIVED AFTER SEPARATE DOCUMENT AND RECORDED, IF REQUIRED.
4. SUBJECT SITE IS SITUATED IN A SPECIAL GEOTECHNICAL CONSIDERATION AREA (04-125 100').
5. THERE ARE NO KNOWN EXISTING FAULTS OR FISSURES WITHIN THE SUBJECT SITE.
6. EXISTING STREETS ARE TO BE PUBLIC RIGHT-OF-WAY. STREETS ARE TO BE CONSTRUCTED OR MAINTAINED BY THE CITY OF NORTH LAS VEGAS AFTER ACCEPTANCE THEREOF.
7. EXISTING OPEN SPACES AND PLANTAGE CORRIDORS ARE TO BE PRIVATE AND MAINTAINED BY THE HOA.
8. EXISTING LANDSCAPING WILL BE MAINTAINED BY AN HOA.
9. WATER POINT OF CONNECTION WILL COME OFF EXISTING WATER MAINS LOCATED IN AZURE AVENUE AND CENTENNIAL PARKWAY.
10. SEWER POINT OF CONNECTION WILL COME OFF AN EXISTING SEWER MAIN LOCATED IN AZURE AVENUE.
11. THIS SITE IS NOT PROPOSED FOR RESERVATION FOR PUBLIC PARKS, SCHOOLS, PLAYGROUNDS, OR OTHERS.
12. STORM WATER RUNOFF WILL BE COLLECTED VIA STREETS AND DITCH AND OUTLET.

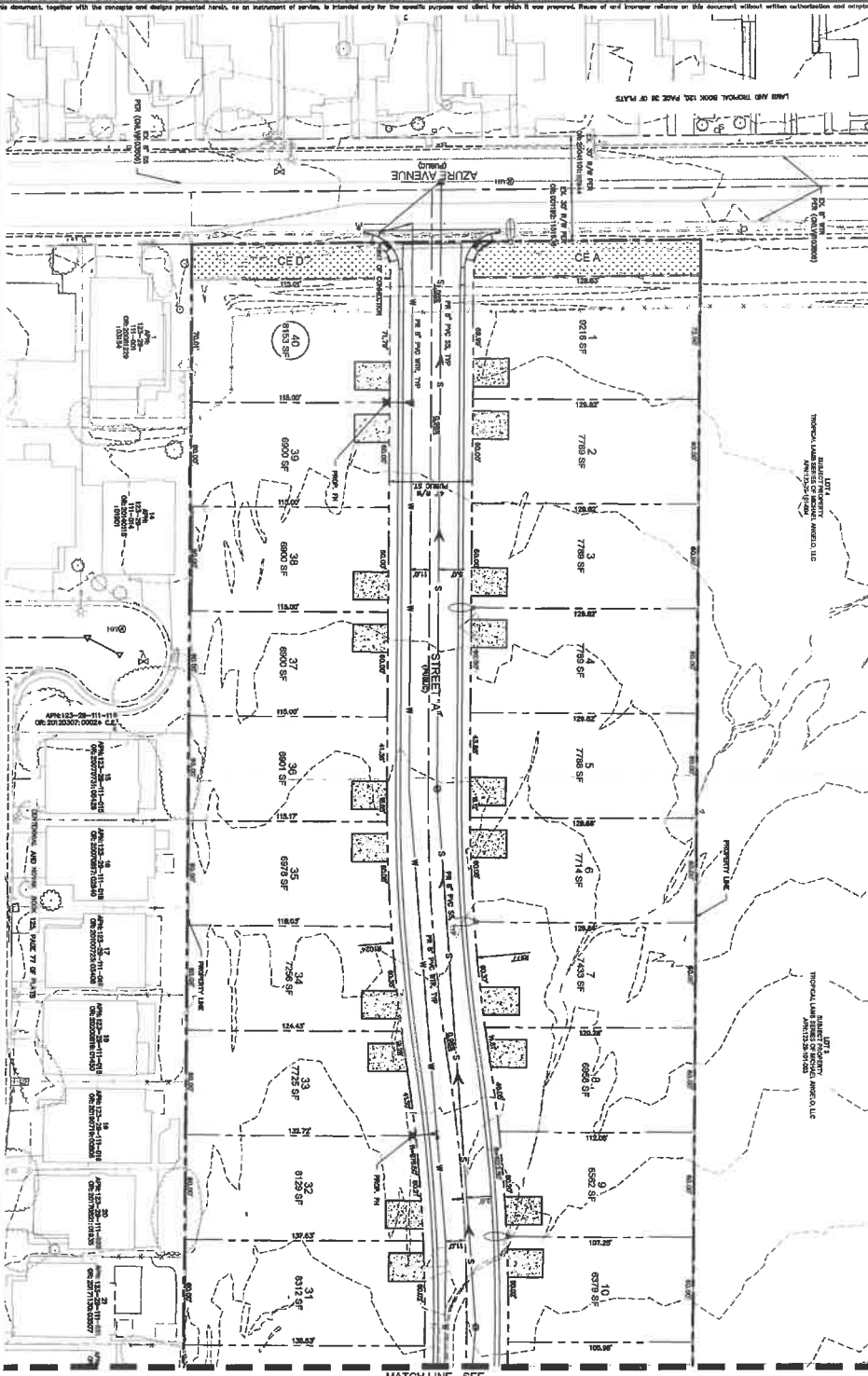
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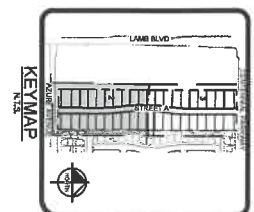
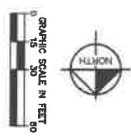
15' _____



CONCRETE PAVEMENT
 OPEN SPACE



MATCH LINE - SEE
SHEET 3



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 WHEN MAP REDUCED FROM 1:12,177 ORIGINAL.

MAP LEGEND

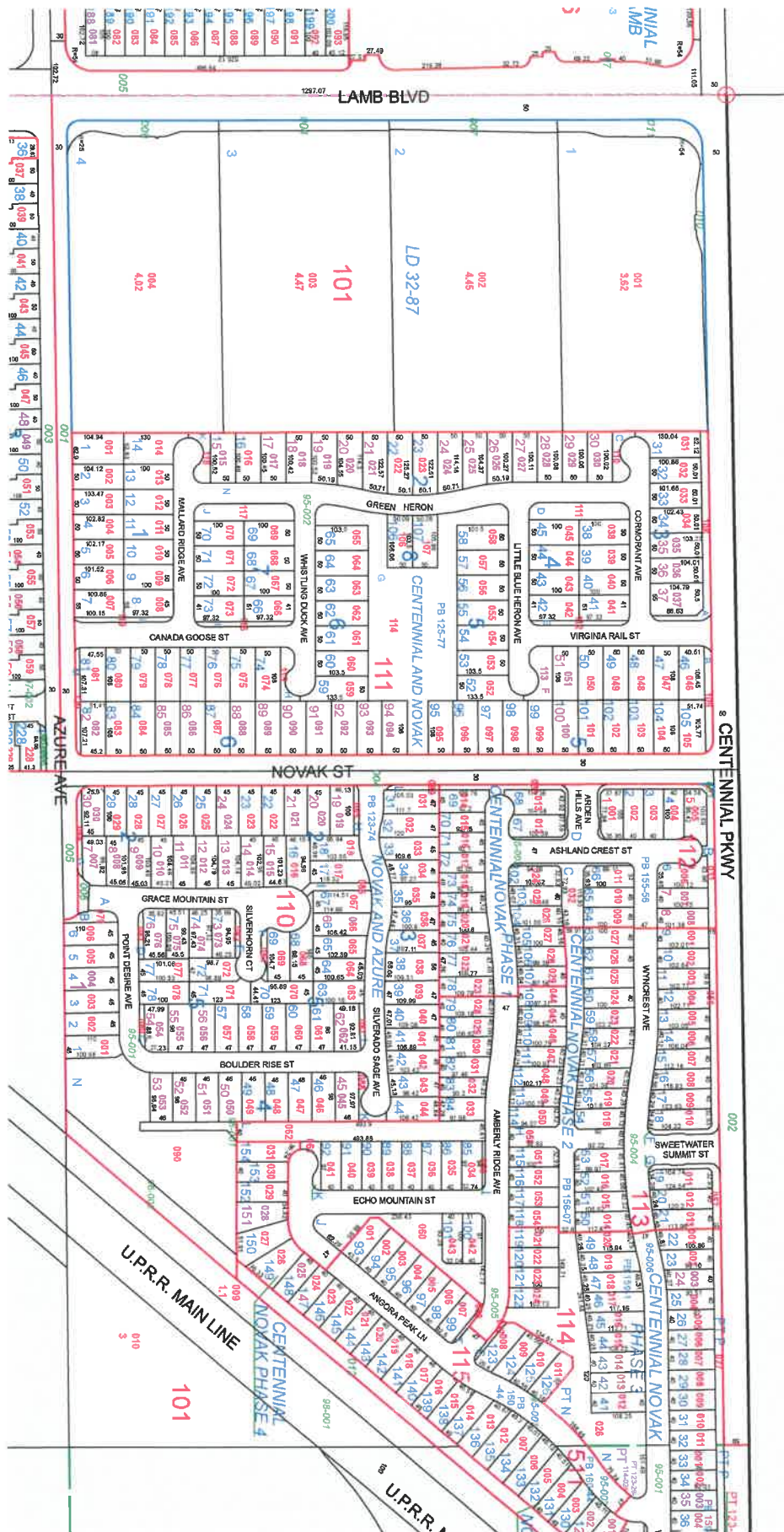
- PARCEL BOUNDARY
- SUB BOUNDARY
- PAID BOUNDARY
- ROAD EASEMENT
- RIGHT-OF-WAY PCL
- CONDOMINIUM UNIT
- AIR SPACE PCL
- RIGHT-OF-WAY PCL
- SUBSURFACE PCL
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- HISTORIC PAID BOUNDARY
- SECTION LINE

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Scale: 1" = 200'
Rev: 12/3/2019



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

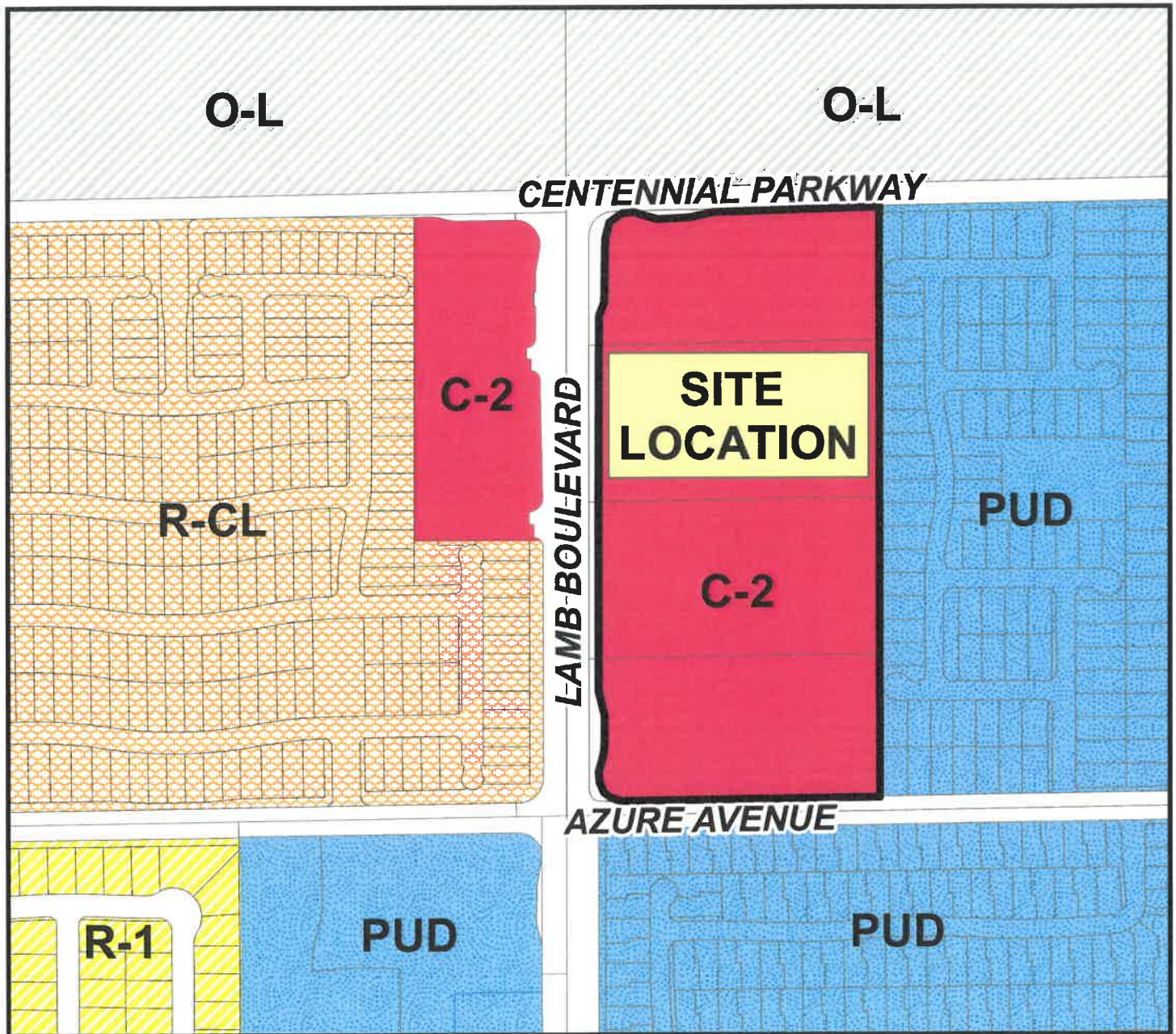


TAX DIST 254



THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: Richmond American Homes
Application Type: Tentative Map
Request: To Allow a 40-Lot, Single-Family Subdivision
Project Info: Generally the Southeast corner of Lamb Boulevard and Centennial Parkway
Case Number: T-MAP-20-2021

8/25/2021

