



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 – Comprehensive Plan Amendment (Land Use)
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 Comprehensive Plan Amendment (Land Use) 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 land use of Neighborhood Commercial. 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 Comprehensive Plan Amendment (Land Use) to request a land use amendment from Neighborhood Commercial to Single Family Low (up to 6 du/ac) for the eastern 8.5± acres of the 28.6± acre site. The remaining 20.1± acres will remain designated for Neighborhood Commercial 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

Neighborhood Meeting Summary
Centennial/Lamb
February 24, 2021

A virtual neighborhood meeting was held for the above project on Wednesday, February 24, 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 four neighbors. They inquired about the timeframe, traffic, and ingress and egress into the property. Overall, they were pleased that larger, single-story, single-family homes were being considered.

Briana Johnson - Assessor

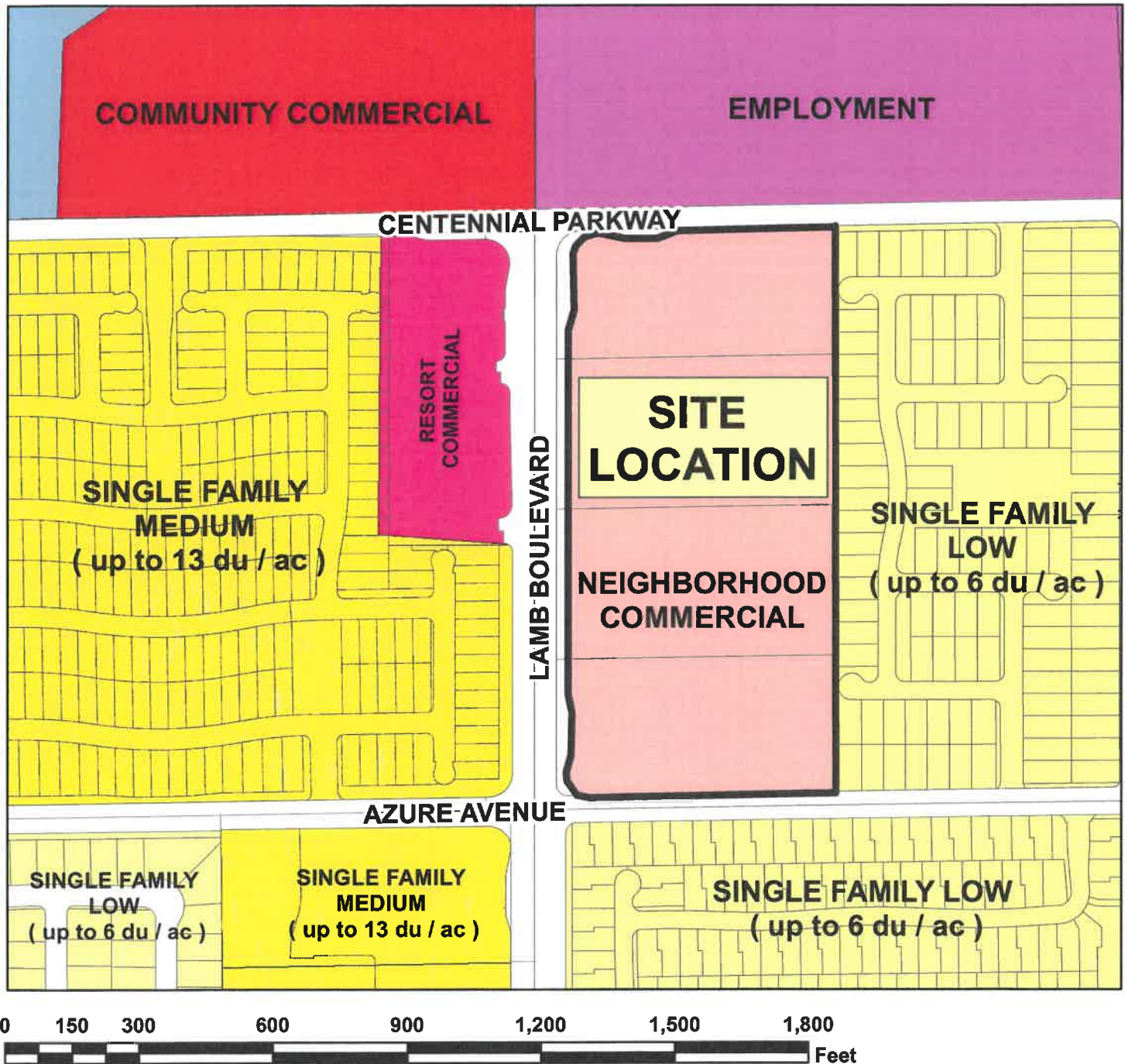
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THE CITY OF NORTH LAS VEGAS

Comprehensive Plan Map



Applicant: Richmond American Homes
Application Type: Comprehensive Plan Amendment
Request: Change from Neighborhood Commercial to Single-Family Low
Project Info: Generally the Southeast corner of Lamb Boulevard and Centennial Parkway
Case Number: AMP-11-2021

8/25/2021

