

CITY OF NORTH LAS VEGAS
INTEROFFICE MEMORANDUM

To: Bryan Saylor, Planner, Land Development & Community Services Dept.
From: Jimmy Love, Major Projects Coordinator, Department of Public Works
Subject: T-MAP-04-2025 **Ann & San Mateo-Bella Copia**
Date: April 17, 2024

The Department of Public Works recommends that this item comply with the conditions of approval for ZN-18-2024.

Jimmy Love, Major Projects Coordinator
Department of Public Works



March 3, 2025

City of North Las Vegas
Land Development and Community Services Department
2250 Las Vegas Blvd., North
North Las Vegas, Nevada 89030

RE: Ann & San Mateo, "Bella Copia"
Letter of Intent –Tentative Map and Final Development Plan
APN: 124-30-414-001

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 Tentative Map and Final Development Plan review with Current Planning.

Richmond American Homes of Nevada proposes a single-family residential subdivision located at the NWC of Ann Road and San Mateo Street (APN: 124-30-414-001). The approximate 7.6± acre site is currently vacant, undeveloped land zoned as Planned Unit Development (PUD). The site has a land use designation of Single Family Medium. Riverwalk Ranch Cove, an existing residential development, abuts the northern boundary of the project, separated by an existing approximate 6-foot screen wall. San Mateo Street abuts the eastern boundary of the site and the existing Maravilla subdivision is located across San Mateo Street. Ann Road Avenue abuts the southern boundary of the project and existing commercial uses are located across Ann Road. Montgomery Street abuts the western boundary and the existing commercial subdivision, PM 105-41, is located across Montgomery Street. Lastly, there is an existing Firestone Auto Care per SF 52-70 southwest of the project site.

The proposed project includes a Tentative Map and Final Development Plan. The proposed project consists of eighty-four (84) single-family, attached (duplex) residential units with a minimum square footage of 1,659 square feet and a maximum of 1,770 square feet. The typical lot dimensions measure 30-feet wide by 55-feet long, with a minimum depth of 55-feet. The resulting density for the subdivision is 10.98± du/ac.

The minimum setbacks proposed with the Planned Unit Development are:

- Front Yard: 5 feet
- Garage Face: 5 feet
- Side Yard: 5 feet
- Side Street: 5 feet
- Rear Yard: 10 feet

Per the City of North Las Vegas Municipal Code – Title 17.24.020-2, the requirement for open space is 600 square feet/unit, resulting in a requirement of 50,400 square feet of open space in total. The open space provided is 53,130 square feet, exceeding the minimum requirement. Furthermore, 27,918 square feet (approximately 53%) of the provided open space is focused in the center of the development, conveniently accessible to all residents within the development for usable open space. The following amenities will be provided:

1. One (1) shaded ramada with a minimum dimension of 12'x12'.
2. Picnic tables, benches, dog stations and barbeque area(s).
3. Perimeter landscaped areas shall contain benches and dog stations.

The proposed landscape design will be consistent with the surrounding area. All landscaping will comply with the approved Southern Nevada Regional Plant List.

The residential subdivision will provide two (2) unique models, each model offers four (4) unique elevations as required by City of North Las Vegas Municipal Code. The homes range in size from 1,378 square feet to 1,500 are each two-story. All models provide front entry, 2-car garages. The homes feature a covered entry. 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, protruding and recessed features and alternative roof configurations 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 San Mateo Street, through a gated ingress/egress gate. An additional gated, emergency-only access is also provided off the existing cul-de-sac at the end of Montgomery Street. The proposed project will provide a minimum of 10 feet of landscape buffer along San Mateo Street and Montgomery Street, and a minimum of 15 feet of landscape buffer along Ann Road. Offsite half street improvements for the San Mateo Street frontage are proposed with the Subdivision. Offsite improvements along the Ann Road frontage include a sidewalk and bus stop.

Pedestrian access will be provided Ann Road and San Mateo Drive, by a proposed pedestrian access gates, at the Northeast Driveway off of San Mateo Drive, and the southwest corner of the project site onto Ann Road.

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.

There are no Right-of-Way (ROW) vacations anticipated with this development.

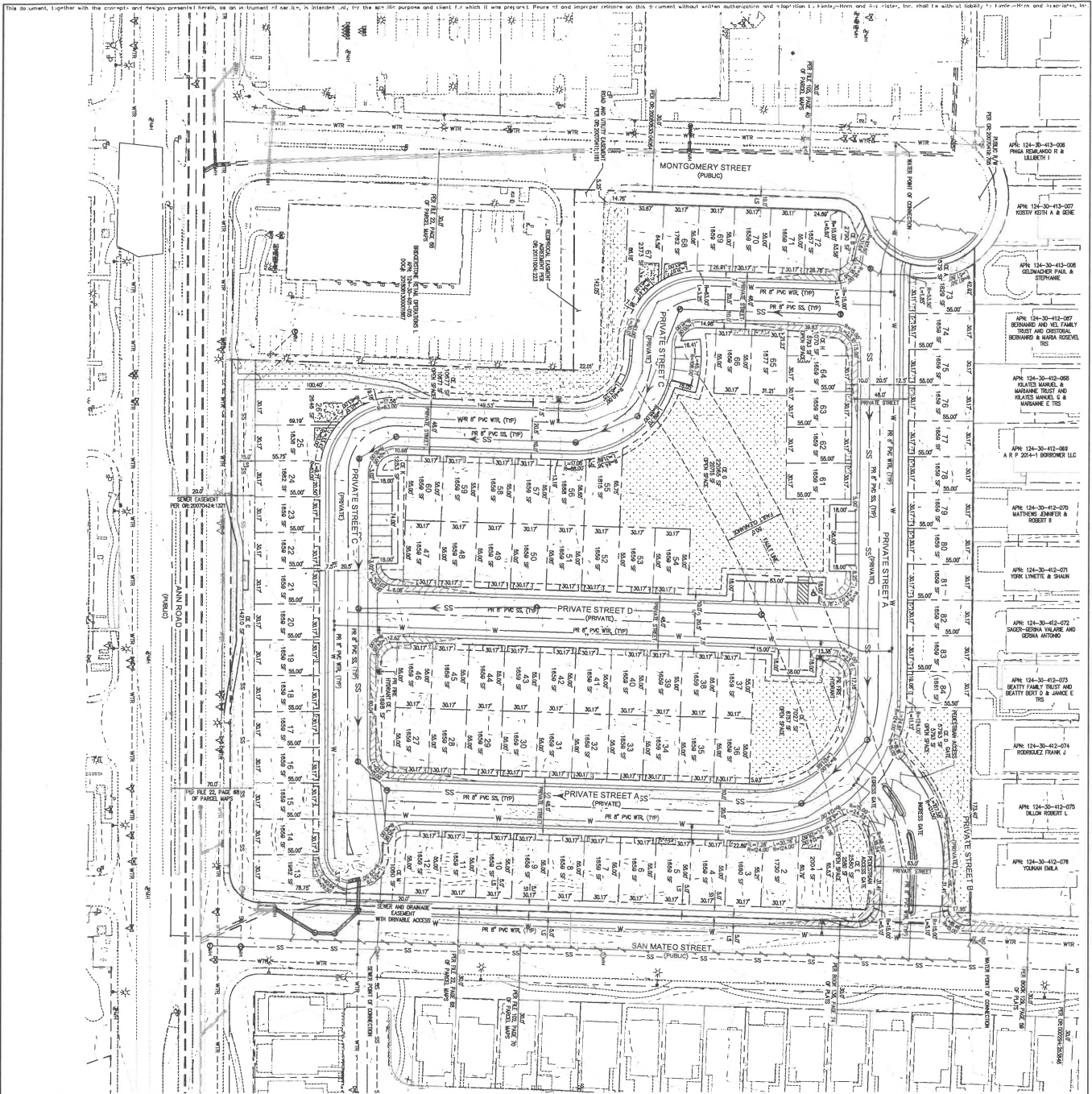
We look forward to working with Current Planning to achieve a favorable recommendation for this project. Please do not hesitate to contact me at (702) 623-7233 if you have any questions or require any additional information.

Sincerely,
Kimley-Horn and Associates



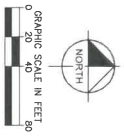
Eric Hopkins, P.E.
Project Engineer
Owner/Developer Correspondent

CC: Angela Pinley, Richmond American Homes of Nevada
Erica Goff, Richmond American Homes of Nevada
Adel Ziade, Kimley Horn and Associates



LEGEND

- LOT LINE
- CENTERLINE
- PROPERTY BOUNDARY
- PR. RIGHT OF WAY
- PR. WATER LINE
- PR. SEWER LINE
- EX. WATER LINE
- EX. SEWER LINE
- EX. STORM LINE
- EX. CONDUIT
- FIRE HYDRANT
- LOT NUMBER
- OPEN SPACE



Revised
04/16/2025 9:14:00 AM

Call before you dig
Before You Overhead
1-800-642-2444
1-702-277-2029
ONLY 3000-3024

**ANN & SAN MATEO
"BELLA COPIA"**
PREPARED FOR
RICHMOND AMERICAN
CITY OF NORTH LAS VEGAS NEVADA

TENTTIVE MAP

KHA PROJECT	291400042
DATE	4/15/2025
SCALE	AS SHOWN
DESIGNED BY	AZ
DRAWN BY	AZ
CHECKED BY	EH
DATE	4/15/2025



Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
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LAS VEGAS, NV 89119
WWW.KIMLEY-HORN.COM
PHONE: 702-662-3600

No.	REVISIONS	DATE	BY



Real Property Management
1180 Military Tribute Place
Henderson, NV 89074

School Development Tracking Form

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

Date Filed 04/08/2025 Application Number T-MAP-04-2025 Entity NLV

Company Name Richmond American Homes

Contact Name _____

Contact Mailing Address _____

City _____ State _____ Zip Code _____

Phone (702)240-5605 Email _____

Project Name Ann & San Mateo, "Bella Copia"

Project Description Development of 84 single family, attached duplex
Located on NWC of Ann Road & San Mateo Street
7.65 gross acres

APN's 124-30-414-001

Student Yield	Elementary School	Middle School	High School
Single-Family Units (1) 84	x 0.137 = 12	x 0.078 = 7	x 0.125 = 11
Multi-Family Units (2)	x 0.120 = 0	x 0.060 = 0	x 0.078 = 0
Resort Condo Units (3)			
Total	12	7	11

(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
Carl, Kay ES	5625 Corbett Street	K-5	656	664	03/01/25
Saville, Anthony MS	8101 North Torrey Pines	6-8	1516	1458	03/01/25
Shadow Ridge HS	5050 Brent Lane	9-12	2511	2852	03/01/25

* **CCSD Comments** Carl, Kay ES, & Shadow Ridge HS are over program capacity for the 2024-2025 school year. Carl, Kay ES is 101.22% over program capacity, & Shadow Ridge HS is 113.58% over program capacity.

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.

MAP LEGEND

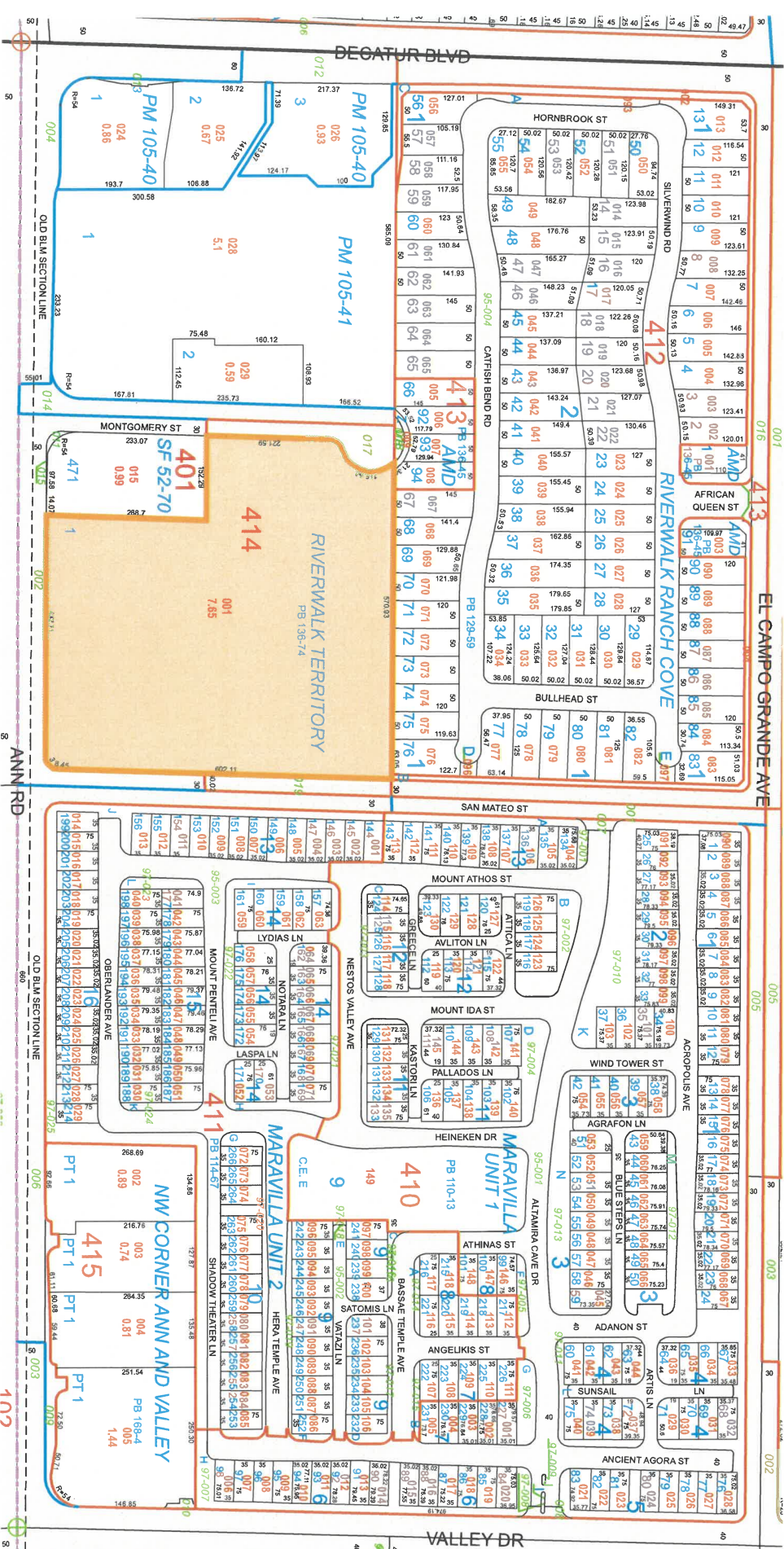
- PARCEL BOUNDARY
- SUB BOUNDARY
- PAID BOUNDARY
- ROAD EASEMENT
- RIGHT OF WAY PCL
- ROAD SURFACE PCL
- MATCH / LEADER LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- HISTORIC PAID BOUNDARY
- SECTION LINE
- CONDOMINIUM UNIT
- AIR SPACE PCL
- 001 PARCEL NUMBER
- 1.00 ACREAGE
- 202 PARCEL SUBSECT NUMBER
- PB 24-65 PLAT RECORDING NUMBER
- 5 BLOCK NUMBER
- 5 LOT NUMBER
- 63.5 GOV. LOT NUMBER

BOOK	SEC.	MAP
T19S R61E	30	S 2 SW 4

99 100	101 102	103 104	105 106	107 108	109 110	111 112	113 114	115 116	117 118	119 120	121 122	123 124	125 126	127 128	129 130	131 132	133 134	135 136	137 138	139 140	141 142	143 144	145 146	147 148	149 150	151 152	153 154	155 156	157 158	159 160	161 162	163 164	165 166	167 168	169 170	171 172	173 174	175 176	177 178	179 180	181 182	183 184	185 186	187 188	189 190	191 192	193 194	195 196	197 198	199 200
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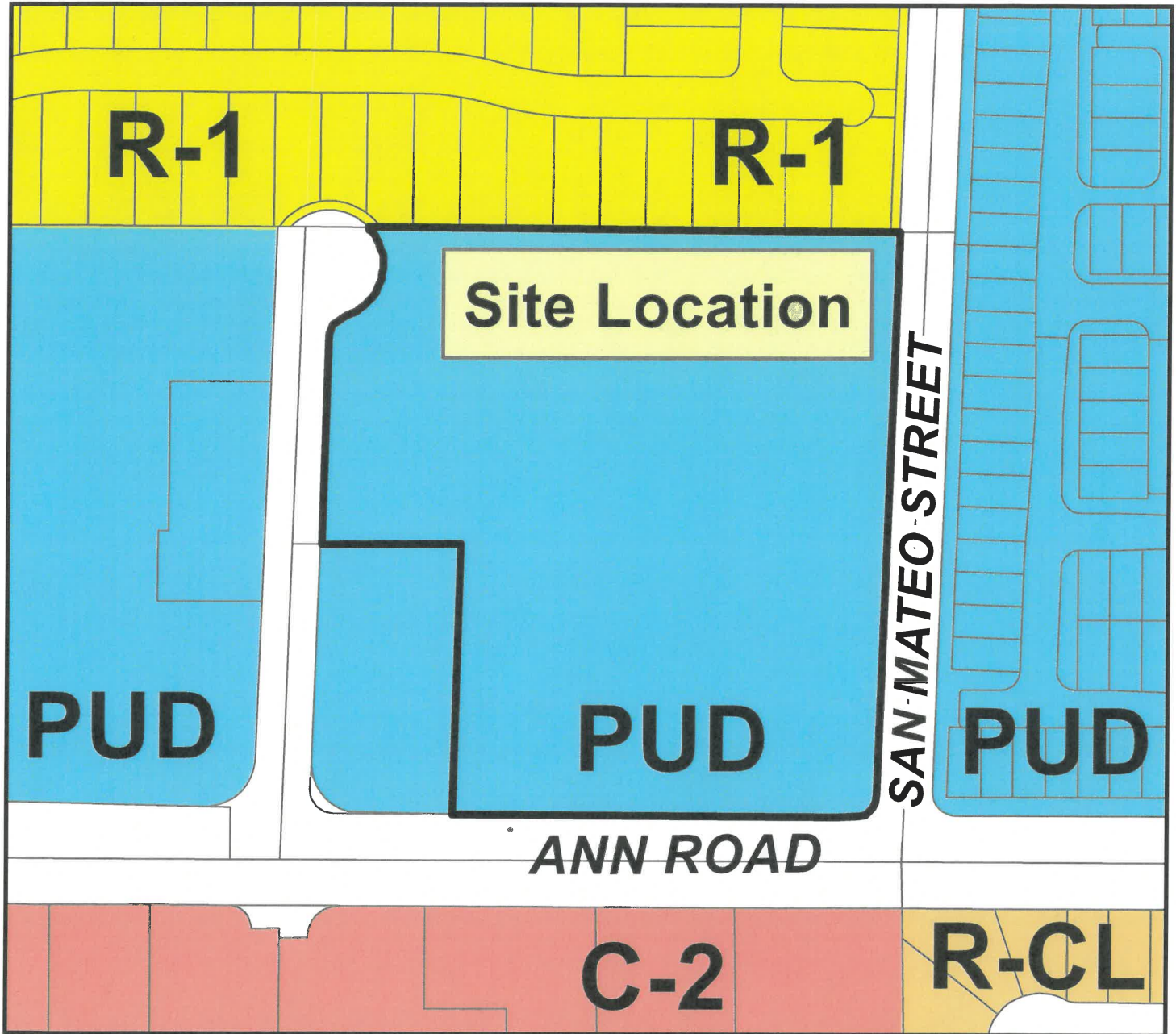


TAX DIST 250



THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: Richmond American Homes
Application: Tentative Map
Request: To Allow an Eighty-Four (84) Lot, Single-Family Subdivision
Project Info: Northwest Corner of Ann Road and San Mateo Street
Case Number: T-MAP-04-2025

4/07/2025

