

CITY OF NORTH LAS VEGAS

INTEROFFICE MEMORANDUM

To: Bryan Saylor, Planner, Land Development & Community Services
From: Jimmy Love, Major Projects Coordinator, Department of Public Works
Subject: ZN-18-2024 **Ann & San Mateo-Bella Copia**
Date: November 18, 2024

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. This project is required to adhere to the CNLV Private Streets Policy for Residential Development.
4. Interior local residential streets shall be designed per *Clark County Area Uniform Standard Drawing No. 206.S3 Option A* with sidewalks on both sides of the street.
5. The modified stub street, which features a minimum back of curb radius of 24 feet, is limited to a maximum lot frontage of four and a maximum length of 150 feet, as measured from the back of curb of the intersecting street to the back of curb at the furthest point of the cul-de-sac. Any cul-de-sac exceeding these standards shall provide a standard cul-de-sac design.
6. 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.
7. Adjacent to all perimeter and internal streets, a five foot wide public utility easement shall be granted to accommodate dry utility appurtenances and fire hydrants.
8. Any preliminary street section(s) shown on the plans shall be used for planning purposes only; the geometrics, width of over-pave and thickness of the pavement sections will be determined by the Department of Public Works.
9. 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.
10. All residential driveway geometrics shall be in compliance with the Uniform Standard Drawings for Public Works' Construction Off-Site Improvements Drawing Number 222.

11. Proposed residential driveway slopes shall not exceed twelve percent (12%).
12. Appropriate subdivision and/or parcel 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.
13. All lots shall comply with the *City of North Las Vegas Municipal Code* section 16.20.02.B which states: "The side lines of lots shall be approximately at right angles to the street upon which the lot faces, or approximately radial if the street is curved." Compliance may require modifications to the current layout.
14. A conforming tentative map incorporating the conditions of approval shall be submitted for review and approval to the Department of Public Works and Land Development & Community Services prior to submittal of the final map and civil improvement plans.
15. Emergency access driveways shall be constructed per **Clark County Area Uniform Standard Drawing** No. 224.
16. Security gate geometrics, including throat depths, are to be designed and constructed in accordance with *Clark County Area Uniform Standard Drawing* number 222.1. Modifications to the site plan may be needed to comply with the standards.
17. Knuckles should be provided within street elbows or parking is to be restricted on both sides of the elbow.
18. The property owner is required to grant roadway easements where public and private streets intersect.
19. All common elements shall be labeled and are to be maintained by the Home Owners Association.
20. Right-of-way **dedication and construction** of a **RTC bus** turn-out is required Ann Road near San Mateo St. per the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 234.1.
21. A roadway easement is required for the bus stop loading pad on Ann Road.
22. Adjacent to any eighty (**80**) foot right-of-way, a common lot and/or landscape and pedestrian access easement, with a minimum width of five (5) feet, shall be provided behind the required bus turn-out.
23. 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.
24. All off-site improvements must be completed prior to final inspection of the first building.

Utilities – 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>.

Jimmy Love  Digitally signed by Jimmy Love
DN: C=US, E=lovej@cityofnorthlasvegas.com,
O=City of North Las Vegas, OU=Development &
Flood Control, CN=Jimmy Love
Reason: I am the author of this document
Date: 2024.11.18 09:34:46-08'00'

Jimmy Love, Major Projects Coordinator
Department of Public Works



September 25, 2024

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 – Comprehensive Plan Amendment (Land Use), Property Reclassification
to PUD and Tentative Map
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 Comprehensive Plan Amendment (Land Use), Property Reclassification to PUD and Tentative Map 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). 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 Comprehensive Plan Amendment (Land Use), Property Reclassification from Planned Unit Development (PUD) to PUD and a Tentative Map. 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.

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.

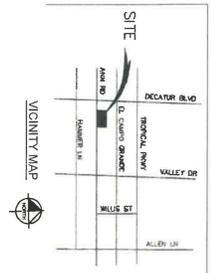
We look forward to working with Current Planning to achieve a favorable recommendation for this project. Please do not hesitate to contact me at (702) 623-7233 if you have any questions or require any additional information.

Sincerely,
Kimley-Horn and Associates



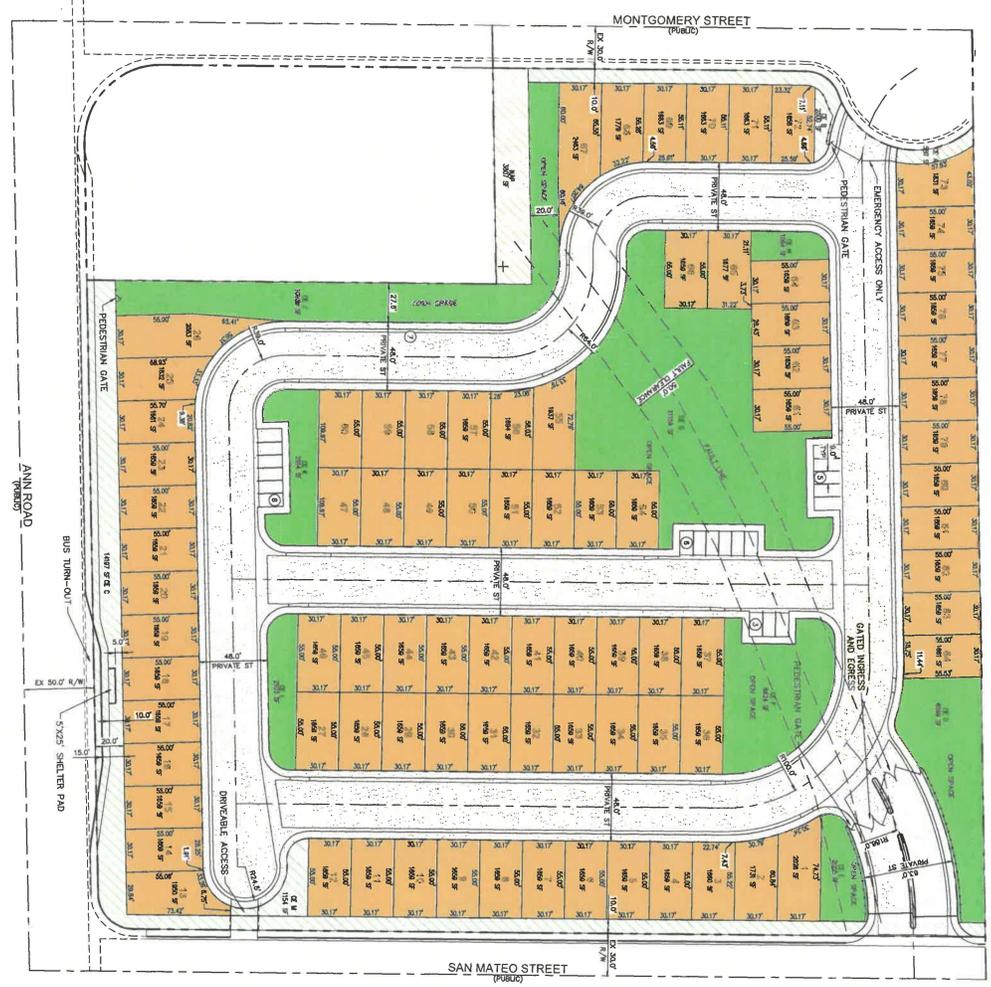
Eric Hopkins, P.E.
Project Engineer
Owner/Developer Correspondent

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

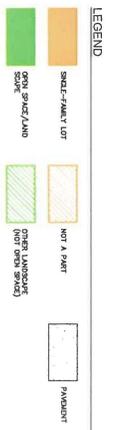


DEVELOPER/APPLICANT
 RICHMOND AMERICAN HOMES
 7700 WEST WINDYBROOK DRIVE, SUITE 200
 DOWNTOWN ANAHEIM, CALIFORNIA 92801
 PHONE: (714) 422-7233
 EMAIL: RICHMOND@AMERICANHOMES.COM

REPRESENTATIVE
 HNTB
 1000 WEST 10TH AVENUE, SUITE 300
 DENVER, COLORADO 80202
 PHONE: (303) 733-7233
 EMAIL: HNTB@HNTB.COM



SITE DATA	
PROPERTY A/N	124-30-414401
ZONING	PUD
EXISTING ZONING	PUD
PROPOSED ZONING	PUD
EXISTING LANDUSE	RESIDENTIAL
PROPOSED LAND USE	RESIDENTIAL
AREA	1,753 ac.
GROSS AREA	± 7,753 ac.
NET AREA	± 7,753 ac.
DENSITY	SINGLE-FAMILY ATTACHED
UNIT TYPE	60
UNIT COUNT	1038
GROSS DENSITY	60/AC.
NET DENSITY	1038/AC.
OPEN SPACE	50,400 SF
REQUIRED (60% MIN)	52,280 SF
PROVIDED (60% MIN)	52,280 SF
LOT AREA	1,683 SF
MINIMUM SETBACKS	FRONT YARD 5 FT CORNER 5 FT SIDE YARD 5 FT SIDE STREET 5 FT REAR YARD 10 FT
BUILDING MIN SEPARATION	10 FT
MAX HEIGHT	35 FT
RESIDENT PARKING	188 SPACES
REQUIRED (2 SPACES/UNIT)	188 SPACES
PROVIDED (2 SPACES/UNIT)	21 SPACES
REQUIRED (2.25 SPACES/UNIT)	27 SPACES
PARKING TOTALS	189 SPACES
PROVIDED	195 SPACES



PRELIMINARY SITE PLAN

8/28/2024
 SHEET 1 OF 1

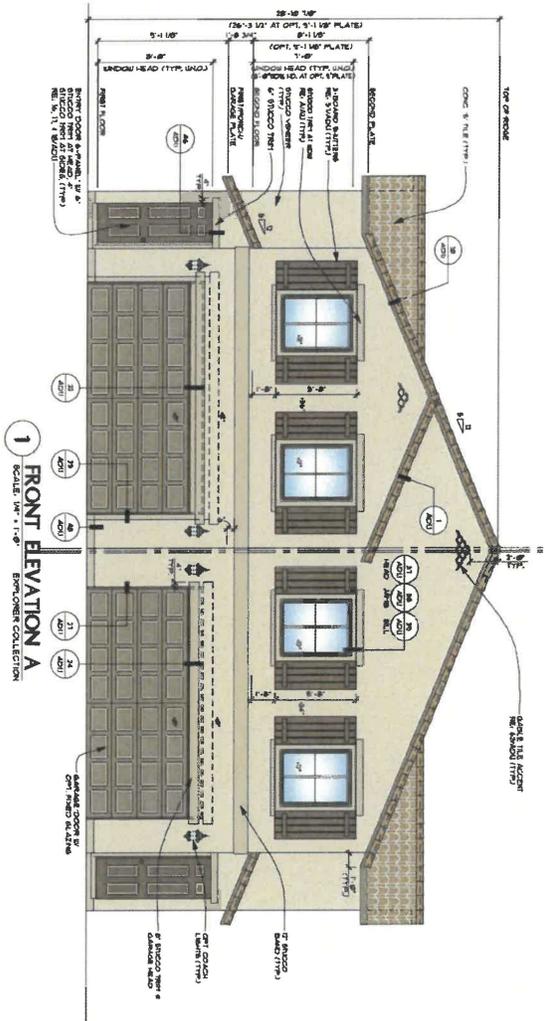


ANN & SAN MATEO
 NORTH LAS VEGAS, NEVADA
 PREPARED FOR

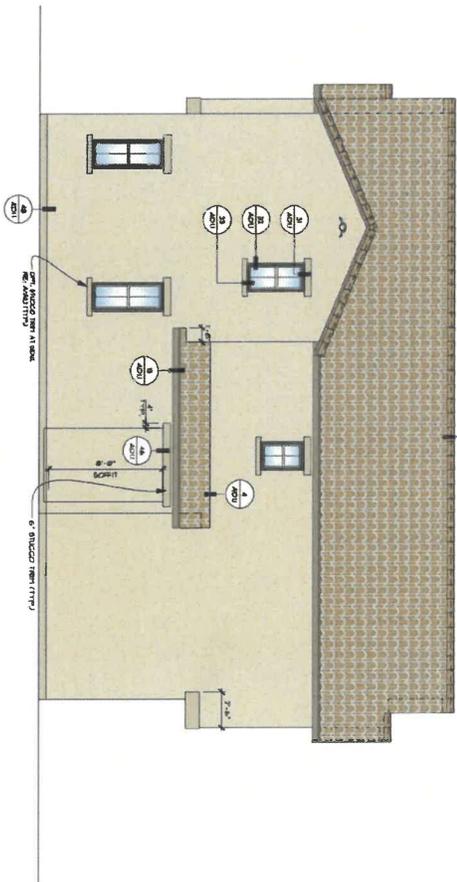
GRAPHIC SCALE IN FEET
 0 20 40
 NORTH

SPANISH COLOR SCHEME

- BODY:** SW6106 Kilim Beige
- TRIM:** SW6108 Latte
- PASCIA:** SW6103 Tea Chest
- GARAGE DOOR & GATES:** SW6103 Tea Chest
- SHUTTERS / FRONT DOOR:** SW6090 Java
- DECORATIVE:** SW7020 Black Fox
- ROOF TILE:** California Mission Blend 1BCCS6464
- EXTERIOR STONE:** N/A



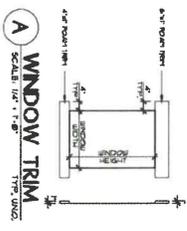
1 FRONT ELEVATION A
SCALE: 1/4" = 1'-0" BENCHMARK COLLECTION



2 LEFT ELEVATION A
SCALE: 1/4" = 1'-0"

ELEVATION NOTES

- ALL MATERIALS & FINISHES SHOWN ARE TO BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS UNLESS NOTED OTHERWISE.
- FINISHES TO BE USED FOR THIS PROJECT ARE TO BE DETERMINED BY THE ARCHITECT.
- WINDOW & DOOR SIZES ARE TO BE DETERMINED BY THE ARCHITECT.
- MATERIALS TO BE USED FOR THIS PROJECT ARE TO BE DETERMINED BY THE ARCHITECT.
- FINISHES TO BE USED FOR THIS PROJECT ARE TO BE DETERMINED BY THE ARCHITECT.



A WINDOW TRIM
SCALE: 1/4" = 1'-0"

RICHMOND AMERICAN HOMES
LAS VEGAS
770 East Warm Springs Road, Suite 340
Las Vegas, NV 89119 (702) 638-4400

James Bezzant
Quality Employee

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DATE: 04/28/2014

Residence:

Plan Name: ALDER DUO

Sheet Title: ELEVATION A

SEASONS AT PEWTER VALLEY (PHLE - LAVEN III) CLARK COUNTY

Plan Number: L960

Sheet Number: A21

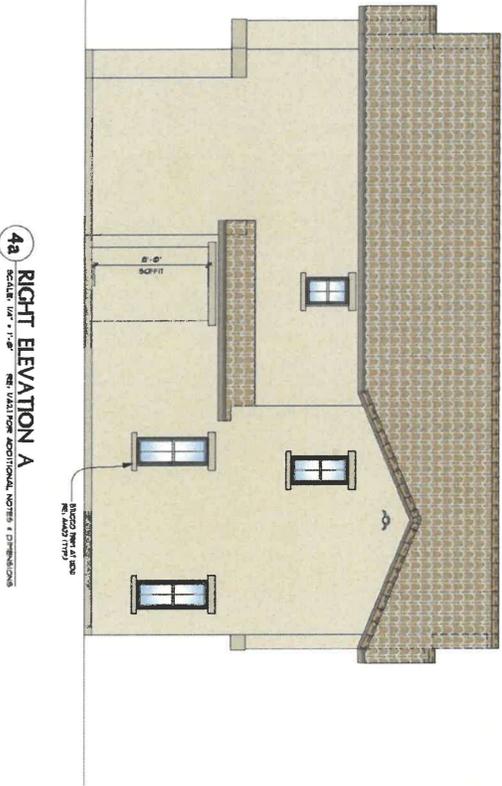
Sheet Number: a

SPANISH COLOR SCHEME

- BODY:** SW6106 Kilim Beige
- TRIM:** SW6108 Latte
- FASCIA:** SW6103 Tea Chest
- GARAGE DOOR & GATES:** SW6103 Tea Chest
- SHUTTERS/FRONT DOOR:** SW6090 Java
- DECORATIVE:** SW7020 Black Fox
- ROOF TILE:** California Mission Blend 1BCCS6464
- EXTERIOR STONE:** N/A



3 REAR ELEVATION A
SCALE: 1/4" = 1'-0"
SEE WALL FOR ADDITIONAL NOTES & DIMENSIONS



4a RIGHT ELEVATION A
SCALE: 1/4" = 1'-0"
SEE WALL FOR ADDITIONAL NOTES & DIMENSIONS

Triller Board
Quartz Countertops

RICHMOND AMERICAN HOMES
LAS VEGAS
770 East Warm Springs Road, Suite 240
Las Vegas, NV 89175 702.638.4400

Complete a full structural
package for the project. The
responsibilities of the
contractor shall be to
obtain all necessary permits
and to coordinate the
work of the project with
the architect.

Date: 04/07/2024
Revised:

SEASONS AT
PEWTER VALLEY
(PTLE - HAVEN III)
CLARK COUNTY
Plan Number:
L960

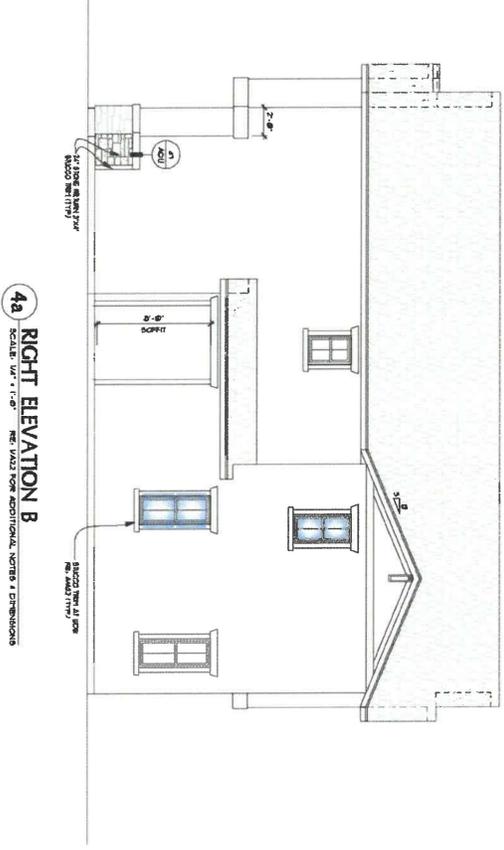
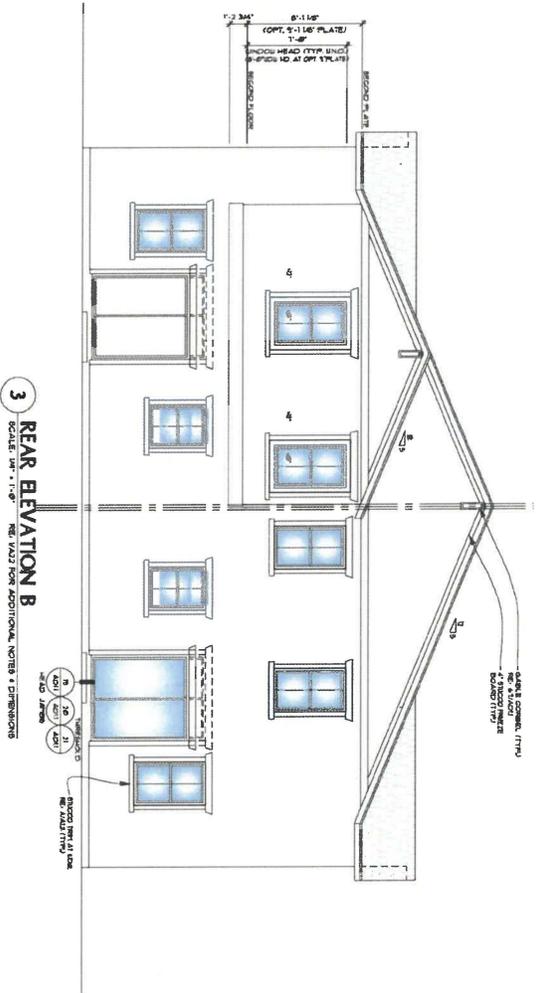
Plan Name:
ALDER DUO

Sheet Title:
ELEVATION A

Sheet Number:
A2.1

CRAFTSMAN COLOR SCHEME

- BODY:** SW7518 Beach House
- TRIM:** SW6084 Modest White
- FASCIA:** SW6084 Modest White
- GARAGE DOOR & GATES:** SW6084 Modest White
- SHUTTERS / FRONT DOOR:** SW2846 Roycroft Bronze Green
- DECORATIVE:** SW6084 Modest White
- ROOF TILE:** Saxony Brown Blend 1FACCS3233
- EXTERIOR STONE:** Mountain Ledge Champagne



Justin Borzani,
Qualified Employee

RICHMOND AMERICAN HOMES
LAS VEGAS
770 East Warm Springs Road, Suite 240
Las Vegas, NV 89119 702.638-4400

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DATE: 04/18/2018
Residence:

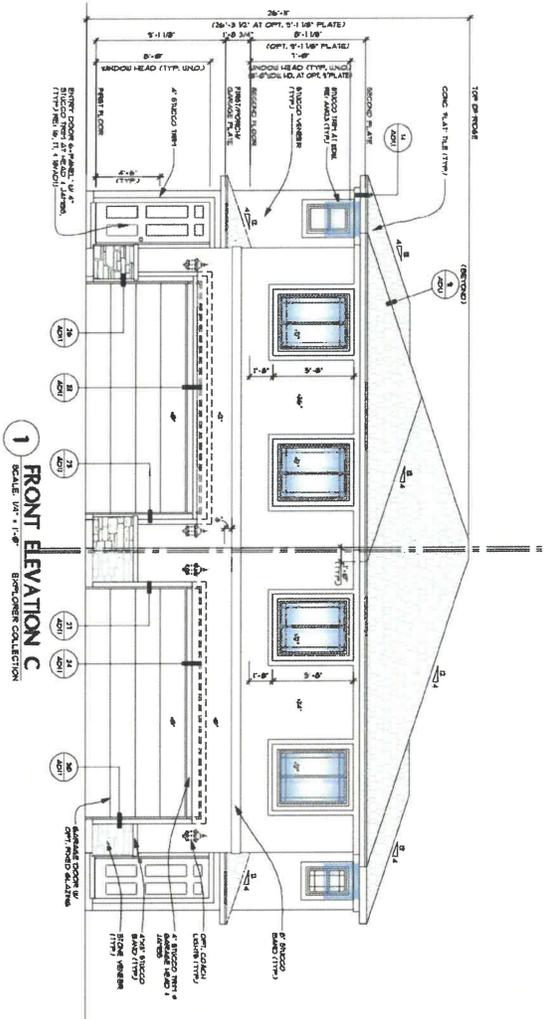
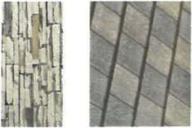
SEASONS AT POND VALLEY (7th FLOOR) CLARK COUNTY
Plan Number: **L960**

Plan Name: **ALDER DUO**
Sheet Title: **ELEVATION B**

Sheet Number: **A.2.2**
b

PRAIRIE/ITALIAN COLOR SCHEME

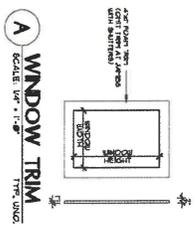
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- TRIM:** SW7036 Accessible Beige
- FASCIA:** SW7036 Accessible Beige
- GARAGE DOOR & GATES:** SW7041 Van Dyke Brown
- SHUTTERS/FRONT DOOR:** SW6069 French Roast
- DECORATIVE:** SW7036 Accessible Beige
- ROOF TILE:** Saxony Charcoal Brown Blend 1FACSI132
- EXTERIOR STONE:** ProStack Lite Cedar Mesa



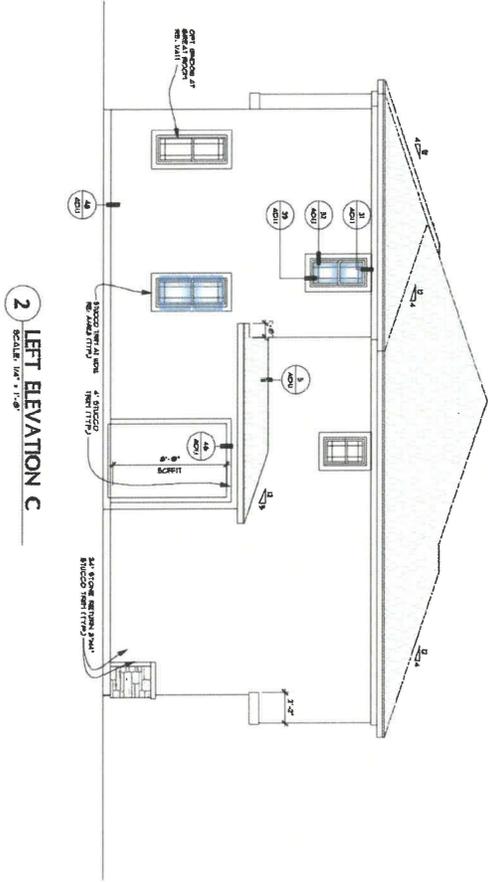
1 FRONT ELEVATION C
SCALE: 1/4" = 1'-0"
BYPOMER COLLECTION

ELEVATION NOTES

- ALL MATERIALS LISTED BELOW ARE TO BE INSTALLED PER THE MANUFACTURER'S INSTRUCTIONS.
- FINISH MATERIALS TO BE SUPPLIED BY OTHERS, INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING: ROOFING, SILLING, TRIMMING, AND FINISHING.
- FINISH MATERIALS TO BE SUPPLIED BY OTHERS, INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING: ROOFING, SILLING, TRIMMING, AND FINISHING.
- FINISH MATERIALS TO BE SUPPLIED BY OTHERS, INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING: ROOFING, SILLING, TRIMMING, AND FINISHING.
- FINISH MATERIALS TO BE SUPPLIED BY OTHERS, INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING: ROOFING, SILLING, TRIMMING, AND FINISHING.



A WINDOW TRIM
SCALE: 1/4" = 1'-0"
TYPE: UNDO



2 LEFT ELEVATION C
SCALE: 1/4" = 1'-0"

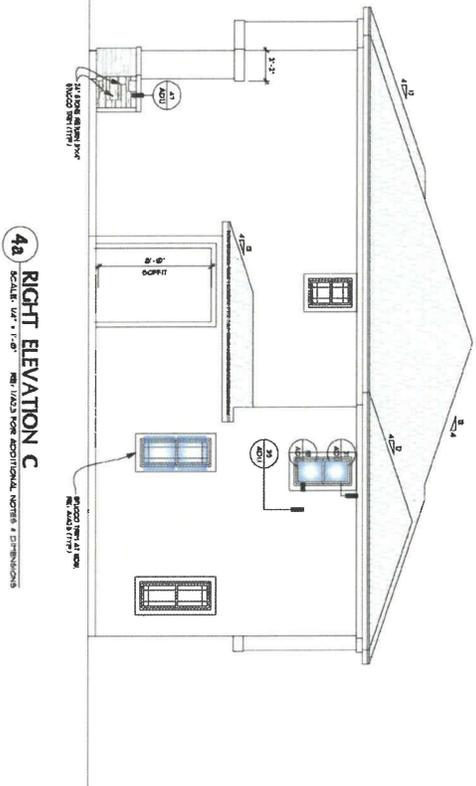
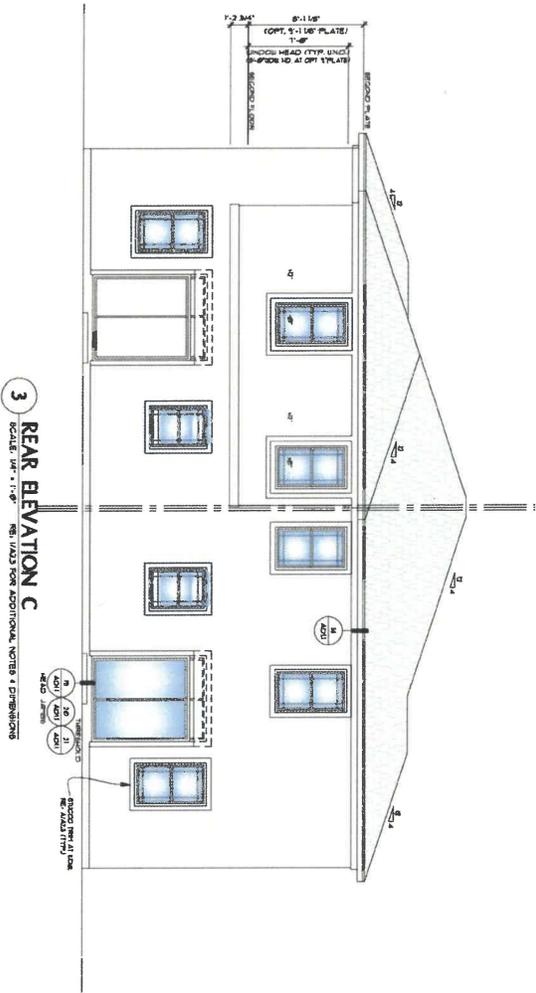
RICHMOND AMERICAN HOMES
LAS VEGAS
770 East Warm Springs Road, Suite 240
Las Vegas, NV 89119 702.638-4400

Complete a set of standard drawings for the exterior of the house. The drawings shall include the front elevation, left elevation, and right elevation. The drawings shall be prepared in accordance with the standards of the building code. The drawings shall be prepared in accordance with the standards of the building code.

SEASONS AT PEWTER VALLEY (PTLE - HAVEN III) CLARK COUNTY
Plan Number: L960
Plan Name: ALDER DUO
Sheet Title: ELEVATION C
Sheet Number: A23
a

PRAIRIE/ITALIAN COLOR SCHEME

- BODY:** SW7039 Virtual Taupe
- TRIM:** SW7036 Accessible Beige
- FASCIA:** SW7036 Accessible Beige
- GARAGE DOOR & GATES:** SW7041 Van Dyke Brown
- SHUTTERS/FRONT DOOR:** SW6069 French Roast
- DECORATIVE:** SW7036 Accessible Beige
- ROOF TILE:** Saxony Charcoal Brown Blend 1FACS1132
- EXTERIOR STONE:** ProStack Lite Cedar Mesa



Justin Boszard,
Qualified Employee

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Las Vegas, NV 89119 702 638-4400

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MODEL: 04/20/2014
Residence:

SEASONS AT PENDER VALLEY (PYLE HEWITT) CLARK COUNTY
Plan Number:
L960

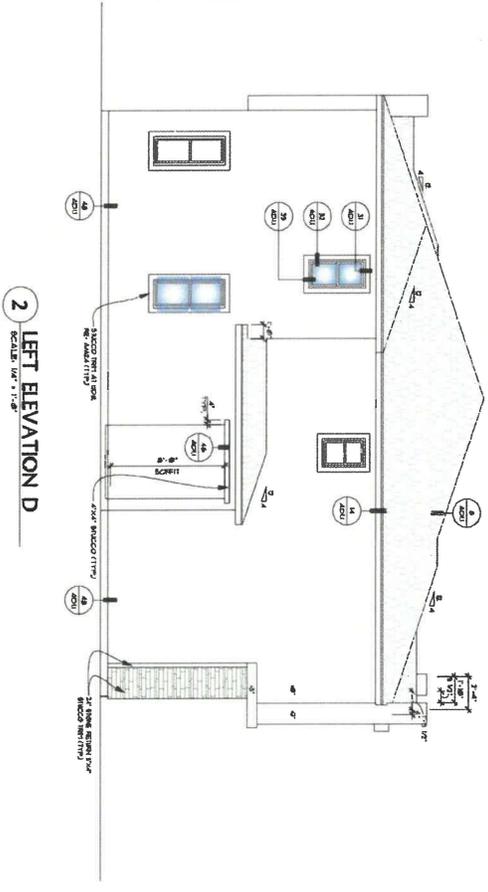
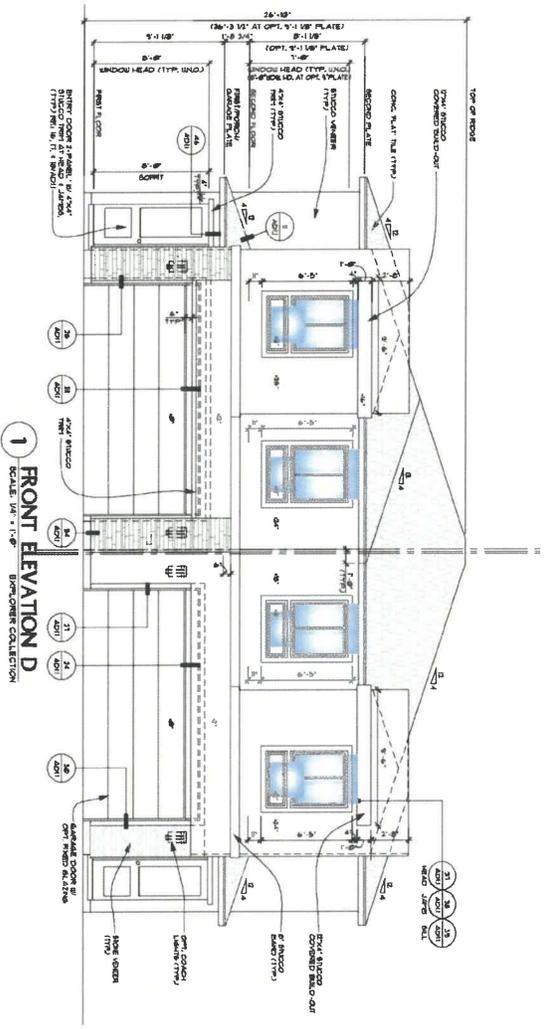
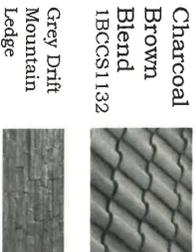
Plan Name:
ALDER DUO

Sheet Title:
ELEVATION C

Sheet Number:
A23
b

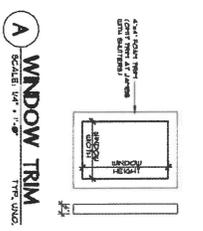
MEDITERRANEAN COLOR SCHEME

- BODY:** SW7029 Agreeable Gray
- TRIM:** SW7504 Keystone Gray
- PASCIA:** SW7504 Keystone Gray
- GARAGE DOOR & GATES:** SW7047 Porpoise
- SHUTTERS/FRONT DOOR:** SW7625 Mount Etna
- DECORATIVE:** SW7504 Keystone Gray
- ROOF TILE:** Charcoal Brown Blend 1BCCS1132
- EXTERIOR STONE:** Grey Drift Mountain Ledge



ELEVATION NOTES

- ALL MATERIALS LISTED BELOW ARE TO BE INSTALLED PER THE MANUFACTURER'S AND/OR ARCHITECT'S SPECIFICATIONS.
- FINISHES TO BE USED IN ALL ROOMS AND ARE TO BE USED AS SHOWN ON THIS DRAWING.
- FINISHES TO BE USED IN ALL ROOMS AND ARE TO BE USED AS SHOWN ON THIS DRAWING.
- FINISHES TO BE USED IN ALL ROOMS AND ARE TO BE USED AS SHOWN ON THIS DRAWING.
- FINISHES TO BE USED IN ALL ROOMS AND ARE TO BE USED AS SHOWN ON THIS DRAWING.



RICHMOND AMERICAN HOMES
LAS VEGAS
770 East Warm Springs Road, Suite 240
Las Vegas, NV 89119 702 638-4400

UNIVERSITY BOARD
QUALIFIED EMPLOYEE

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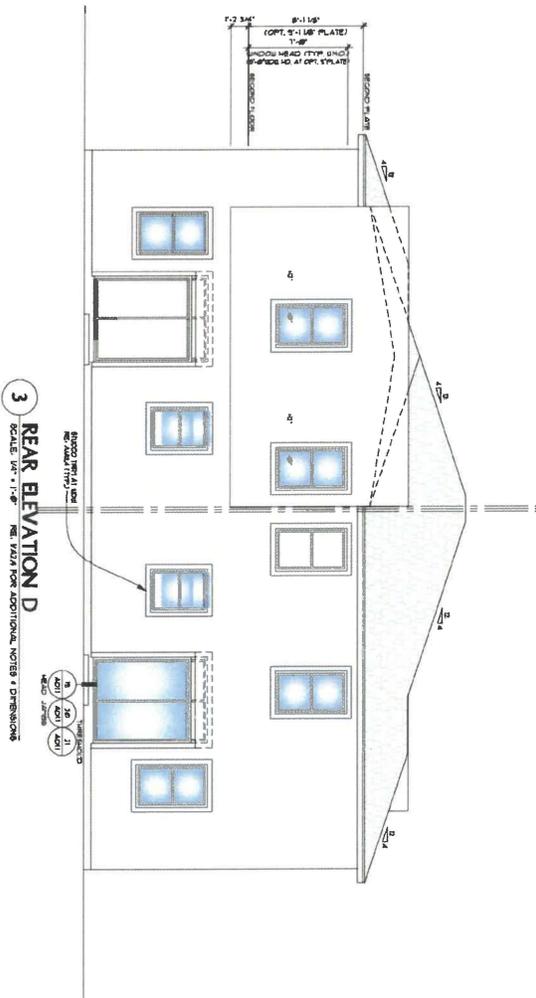
DATE: 04/07/2024

REVISIONS:

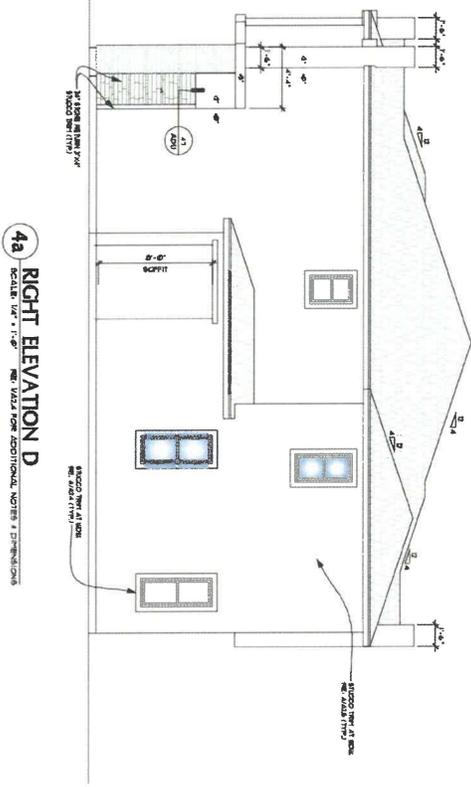
SEASONS AT PLOVER VALLEY (P)LE - LAYEN III CLARK COUNTY
Plan Number: **L960**
Plan Name: **ALDER NW0**
Sheet Title: **ELEVATION D**
Sheet Number: **A2.4**

MEDITERRANEAN COLOR SCHEME

- BODY:** SW7029 Agreeable Gray
- TRIM:** SW7504 Keystone Gray
- FASCIA:** SW7504 Keystone Gray
- GARAGE DOOR & GATES:** SW7047 Porpoise
- SHUTTERS/ FRONT DOOR:** SW7625 Mount Etna
- DECORATIVE:** SW7504 Keystone Gray
- ROOF TILE:** Charcoal Brown Blend 1BCCS1132
- EXTERIOR STONE:** Grey Drift Mountain Ledge



3 REAR ELEVATION D
SCALE: 1/4" = 1'-0"
SEE V12A FOR ADDITIONAL NOTES & DIMENSIONS



4a RIGHT ELEVATION D
SCALE: 1/4" = 1'-0"
SEE V12A FOR ADDITIONAL NOTES & DIMENSIONS

Justin Boardman
Qualified Employee

RICHMOND AMERICAN HOMES
LAS VEGAS
770 East Warm Springs Road, Suite 240
Las Vegas, NV 89119 702 638-4400

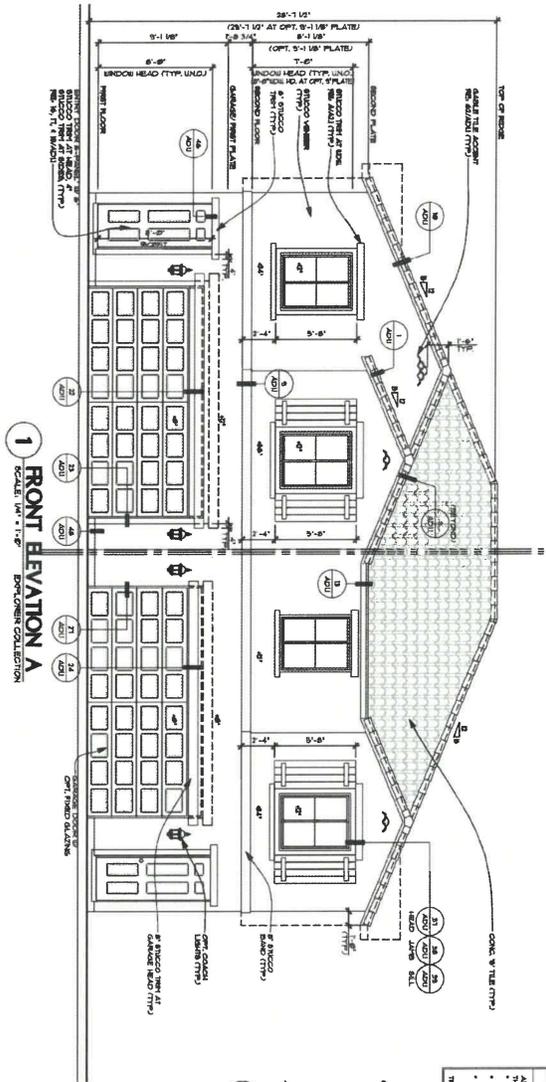
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Revision:

SEASONS AT PENDER VALLEY (PYLE - HANSEN) CLARK COUNTY
Plan Number: L960
Plan Name: ALDER DUO
Sheet Title: ELEVATION D

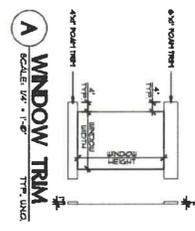
Sheet Number: A2.4
b

SPANISH COLOR SCHEME

- BODY:** SW6106 Kilim Beige
- TRIM:** SW6108 Latte
- FASCIA:** SW6103 Tea Chest
- GARAGE DOOR & GATES:** SW6103 Tea Chest
- SHUTTERS/ FRONT DOOR:** SW6090 Java
- DECORATIVE:** SW7020 Black Fox
- ROOF TILE:** California Mission Blend 1BCCS6464
- EXTERIOR STONE:** N/A



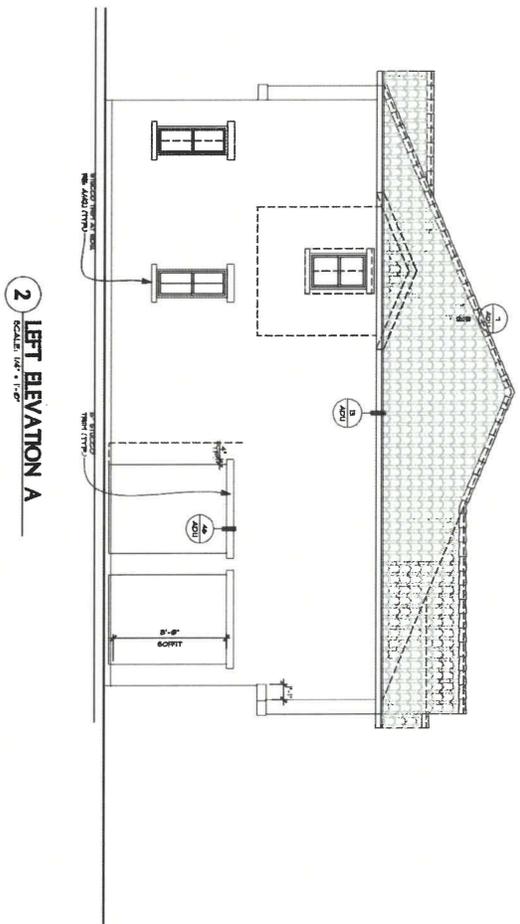
1 FRONT ELEVATION A
SCALE: 1/4" = 1'-0"



A WINDOW TRIM
SCALE: 1/4" = 1'-0"

ELEVATION NOTES

- ALL MATERIALS LISTED BELOW ARE TO BE INSTALLED PER THE MANUFACTURER'S AND SUPPLIER'S RECOMMENDED INSTALLATION PRACTICES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.
- FINISHES SHALL BE AS SHOWN IN THE COLOR SWATCHES PROVIDED.
- FINISHES SHALL BE APPLIED TO THE EXTERIOR SURFACES UNLESS OTHERWISE NOTED.
- FINISHES SHALL BE APPLIED TO THE EXTERIOR SURFACES UNLESS OTHERWISE NOTED.
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2 LEFT ELEVATION A
SCALE: 1/4" = 1'-0"

Sheet Number
A2.1

Plan Name:
LANTANA DUO

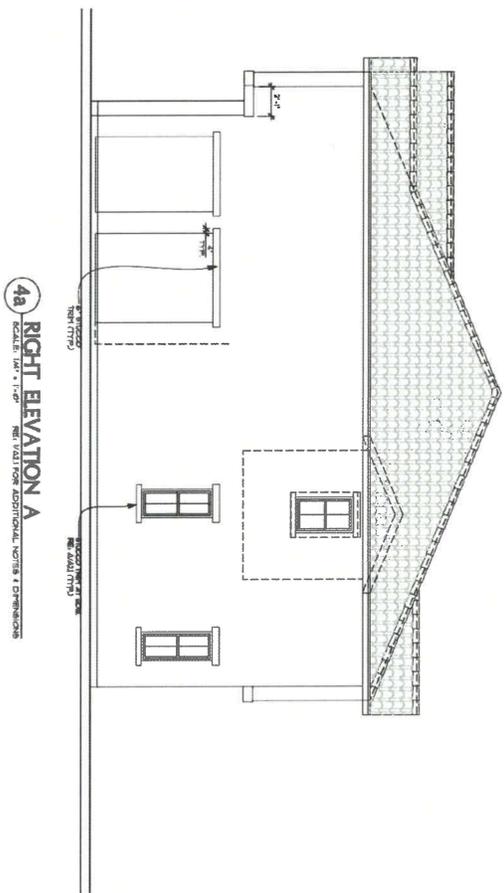
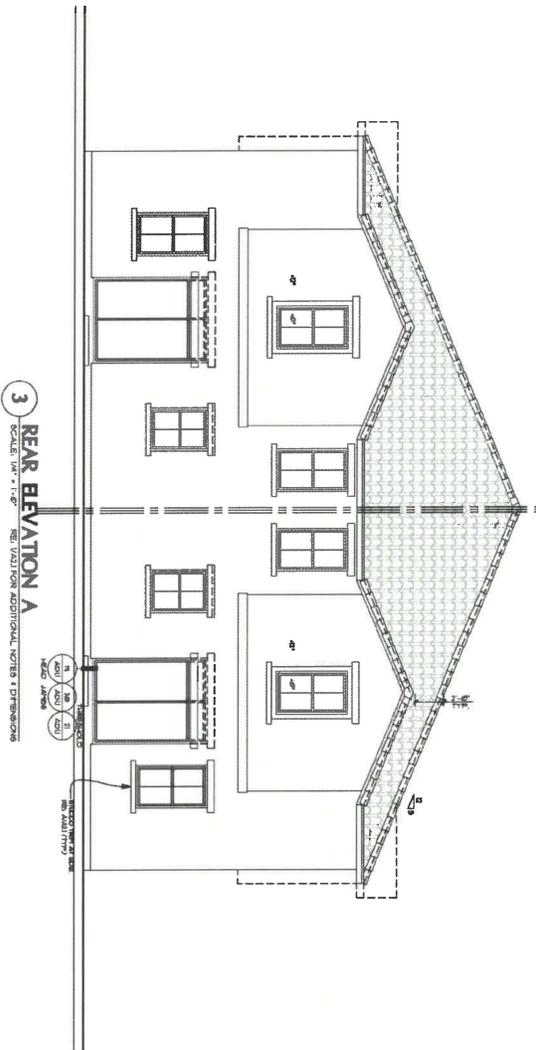
Seasons at Pewter Valley (Pyle - Haven II) Clark County
Plan Number:
L961

Contractor: [Blank]
Date: 04/27/2024
Elevation:
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Printed By:
[Blank]

SPANISH COLOR SCHEME

- BODY:** SW6106 Kilim Beige
- TRIM:** SW6108 Latte
- PASCIA:** SW6103 Tea Chest
- GARAGE DOOR & GATES:** SW6103 Tea Chest
- SHUTTERS/ FRONT DOOR:** SW6090 Java
- DECORATIVE:** SW7020 Black Fox
- ROOF TILE:** California Mission Blend 1BCCS6464 
- EXTERIOR STONE:** N/A



JAMES BEASLEY
 QUALIFIED ARCHITECT

RICHMOND AMERICAN HOMES
 LAS VEGAS
 770 East Warm Springs Road, Suite 240
 Las Vegas, NV 89119 (702) 638-4400

Created by AutoCAD
 The information on this sheet
 is for informational purposes only
 and does not constitute a contract
 of any kind.
 Date: 6/15/2018

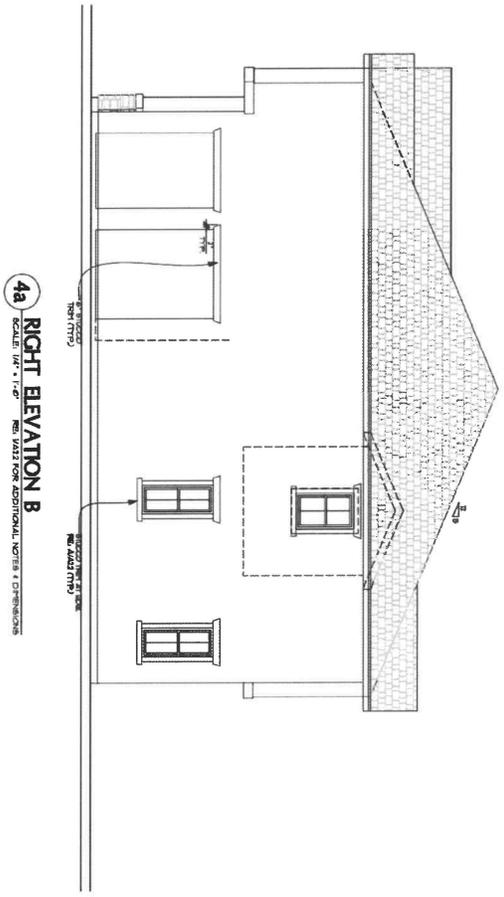
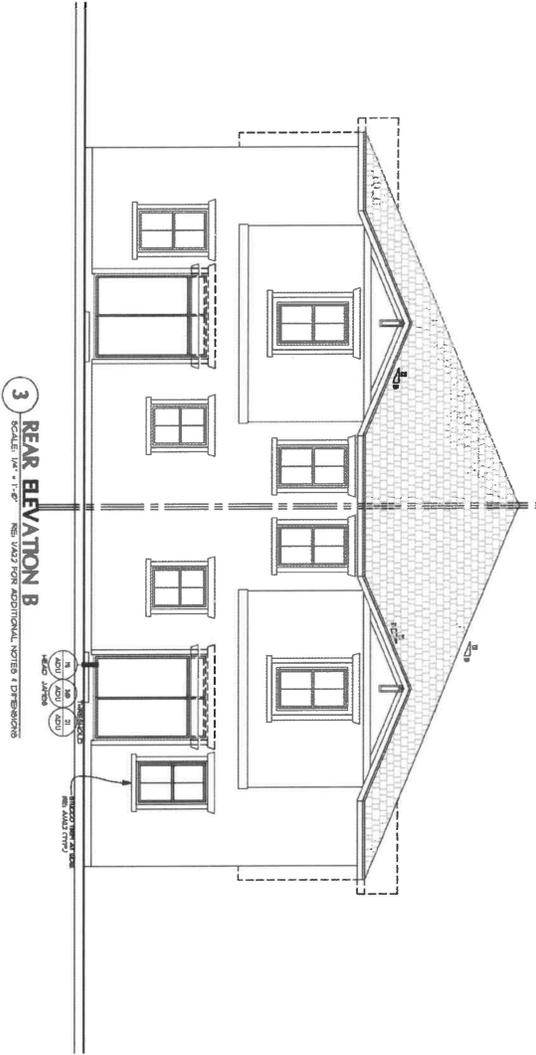
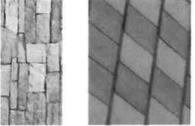
Seasons at
 Pewter Valley
 (Pyle - Haven II)
 Clark County
 Plan Number:
L961

Plan Name:
 LANTANA DUO
 Sheet Title:
ELEVATION A

Sheet Number:
A21

CRAFTSMAN COLOR SCHEME

- BODY:** SW7518 Beach House
- TRIM:** SW6084 Modest White
- FASCIA:** SW6084 Modest White
- GARAGE DOOR & GATES:** SW6084 Modest White
- SHUTTERS / FRONT DOOR:** SW2846 Roycroft Bronze Green
- DECORATIVE:** SW6084 Modest White
- ROOF TILE:** Saxony Brown Blend 1FACS3233
- EXTERIOR STONE:** Mountain Ledge Champagne



Justin Boardman
Qualified Engineer

RICHMOND AMERICAN HOMES
LAS VEGAS
770 East Warm Springs Road, Suite 240
Las Vegas, NV 89119 (702) 638-4400

Contract to build a detached garage for the residence of the client. The client has provided the site plan and all necessary permits. The client has also provided the site plan and all necessary permits. The client has also provided the site plan and all necessary permits.

DATE: 04/27/2024
ELEVATION B

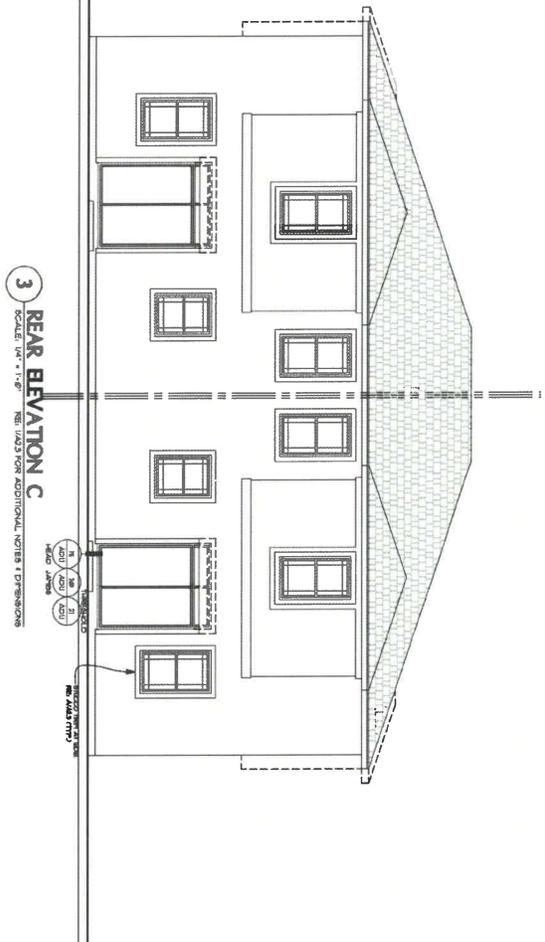
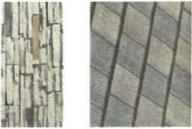
SEASONS AT POWDER VALLEY (FYLE - HAVEN II) CLARK COUNTY
Plan Number: **L961**

Plan Name: LANTANA DUO
Sheet Title: ELEVATION B

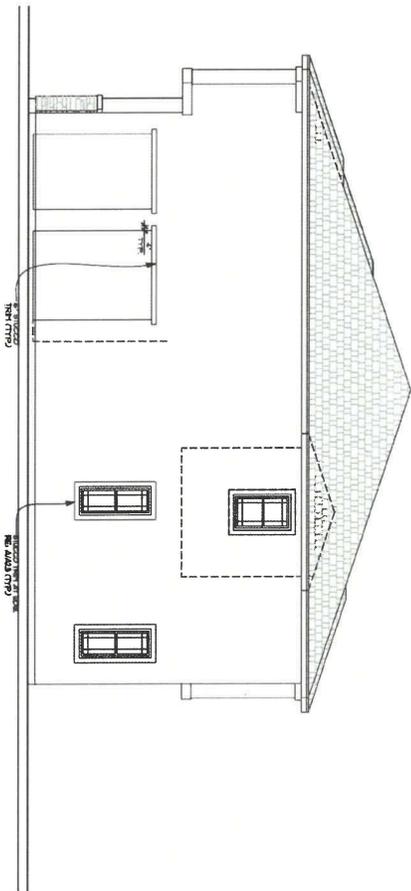
Sheet Number: **A22**

PRAIRIE/ITALIAN COLOR SCHEME

- BODY:** SW7039 Virtual Taupe
- TRIM:** SW7036 Accessible Beige
- FASCIA:** SW7036 Accessible Beige
- GARAGE DOOR & GATES:** SW7041 Van Dyke Brown
- SHUTTERS/ FRONT DOOR:** SW6069 French Roast
- DECORATIVE:** SW7036 Accessible Beige
- ROOF TILE:** Saxony Charcoal Brown Blend 1FACSI132
- EXTERIOR STONE:** ProStack Lite Cedar Mesa



3 REAR ELEVATION C
SCALE: 1/4" = 1'-0"
SEE 1/423 FOR ADDITIONAL NOTES & DIMENSIONS



4a RIGHT ELEVATION C
SCALE: 1/4" = 1'-0"
SEE 1/423 FOR ADDITIONAL NOTES & DIMENSIONS

Richmond
Qualified Employees

RICHMOND AMERICAN HOMES
LAS VEGAS
770 East Warm Springs Road, Suite 240
Las Vegas, NV 89119 (702) 638-4400

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Date: 5/15/2024
Elevation:

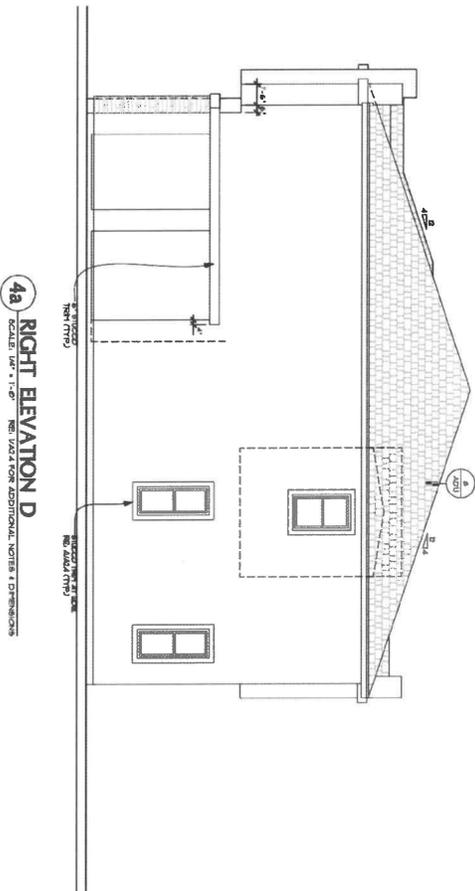
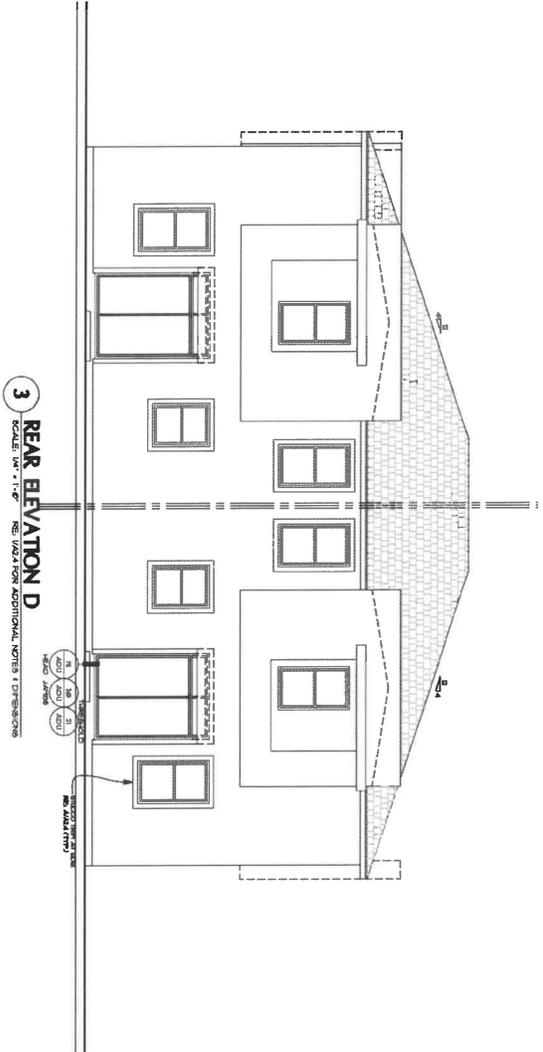
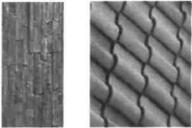
SEASONS AT PEVETER VALLEY (PYLE - HAVEN II) CLARK COUNTY
Plan Number: **L961**

Plan Name: LANTANA DUO
Sheet Title: ELEVATION C

Sheet Number: **A23**

MEDITERRANEAN COLOR SCHEME

- BODY:** SW7029 Agreeable Gray
- TRIM:** SW7504 Keystone Gray
- FASCIA:** SW7504 Keystone Gray
- GARAGE DOOR & GATES:** SW7047 Porpoise
- SHUTTERS / FRONT DOOR:** SW7625 Mount Etna
- DECORATIVE:** SW7504 Keystone Gray
- ROOF TILE:** Charcoal Brown Blend 1BCCS1132
- EXTERIOR STONE:** Grey Drift Mountain Ledge



TJLH Board
Quoted as per

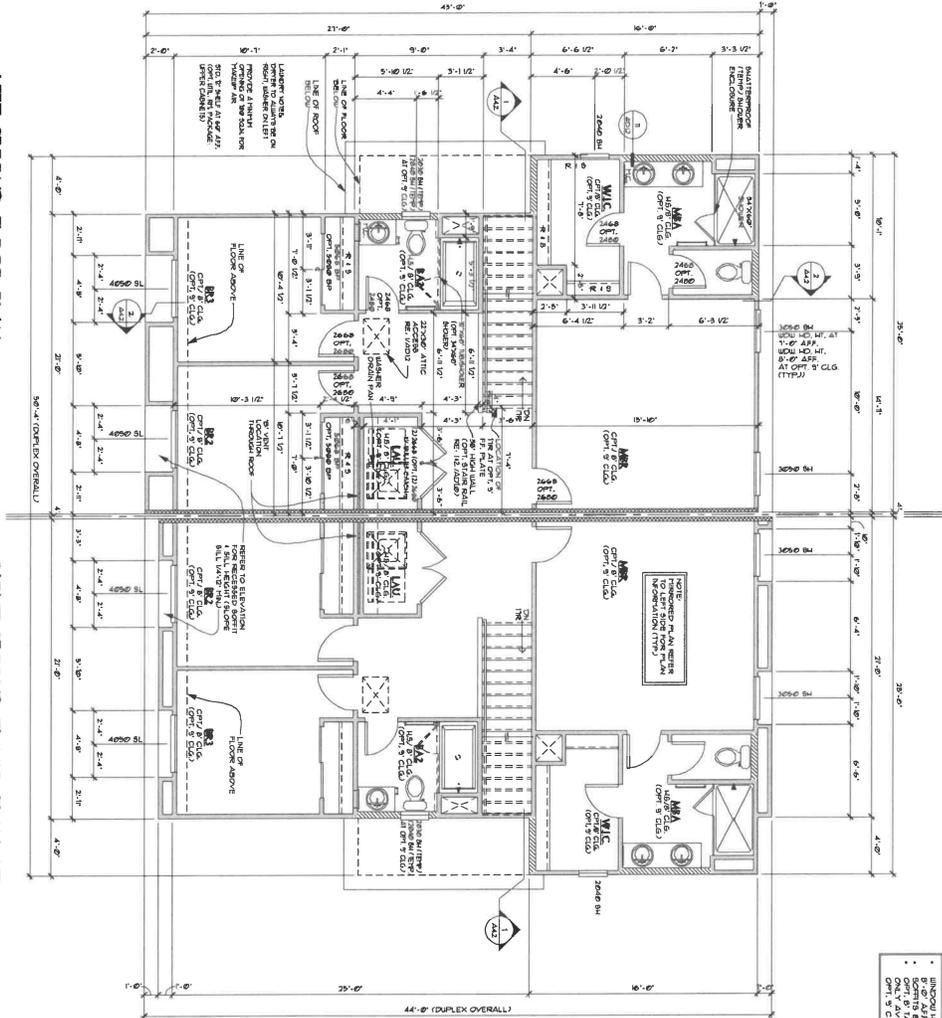
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LAS VEGAS
770 East Warm Springs Road, Suite 240
Las Vegas, NV 89175 (702) 638-4400

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DATE: 04/23/2014
ELEVATION:
SEASONS AT PEWTER VALLEY (FTLE - HAVEN II) CLARK COUNTY
Plan Number: **L961**

Plan Name: **LANTANA D10**
Sheet Title: **ELEVATION D**

Sheet Number: **A24**



1 LEFT SECOND FLOOR PLAN AT ELEVATION A (SIM. AT ELEV'S. B & C) SCALE: 1/4" = 1'-0"

2 RIGHT SECOND FLOOR PLAN AT ELEVATION A (SIM. AT ELEV'S. B & C) (MIRRORED) SCALE: 1/4" = 1'-0"

GLAZING NOTES

- SEE ENERGY CALCULATIONS
- WINDOW SCHEDULES ARE THE PRECEDENT CALCULATIONS
- UNUSUAL HEAD HEIGHTS (HEIGHTS 6'-0" TO 6'-6" (TYP)) ON 1" = 1/4" SCALE, SEE 401
- OPT. 9 SECOND FLOOR CLG.

PLAN LEGEND

-----	2nd WALL	-----	Flat Soffit
-----	3rd WALL	-----	2nd Floor Slab
-----	4th WALL	-----	3rd Floor Slab
-----	5th WALL	-----	4th Floor Slab
-----	6th WALL	-----	5th Floor Slab
-----	7th WALL	-----	6th Floor Slab
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PLAN NOTES

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Sheet Number: **A12**

SECOND FLOOR PLAN

Plan Name: **ALDER DUO**

Sheet Title: **SECOND FLOOR PLAN**

Plan Number: **L960**

SEASONS AT PEWTER VALLEY (PYLE - HAVEN II) CLARK COUNTY

Richmond American Homes logo and address: 770 East Warm Springs Road, Suite 240, Las Vegas, NV 89119, 702.636.4400

Richmond American Homes logo and address: 770 East Warm Springs Road, Suite 240, Las Vegas, NV 89119, 702.636.4400

Neighborhood Meeting Summary
San Mateo / Ann
September 30, 2024

A neighborhood meeting was held on Monday, September 30, 2024 at 5:30 p.m. at the Aliante Library at 2400 Deer Springs Way. Lexa Green was in attendance on behalf of the developer, along with one developer representative. Councilman Scott Black was present, along with six (6) residents. The residents asked general questions about the development and posed the following questions:

- Traffic along San Mateo Street and Ann Road. *The developer is required to conduct a traffic study prior to pulling building permits. Additionally, the west half of San Mateo will be improved with the development.*
- Noise from traffic along Ann Road and the adjacent tire shop. *The developer has conducted a sound study on noise generated by the tire shop and has designed the project to reduce the effects of the tire shop's operations on future residents by placing open space areas directly adjacent to the site.*
- Why the single access point on San Mateo Street? *Montgomery Street is a private road that would likely require an easement or agreement to be used for access to the development. As for access on Ann Road, the proximity of the driveways to San Mateo Street and Montgomery Street is minimal, an introducing another driveway in that space, in addition to the bus turn out, would create further traffic conflicts.*
- What is the setback of the northernmost homes to the northern property line? *Each home is set back a minimum of 10 feet from the northern property line.*
- Height of the proposed homes. *The maximum height of the homes is just under 29 feet.*
- Ongoing issues with dumping on the site.
- Ongoing issues with 18-wheeler parking on Montgomery Street.

The residents expressed satisfaction with the residential nature of the project.

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(FEET) WHEN MAP REDUCED FROM 11X17 ORIGINAL.

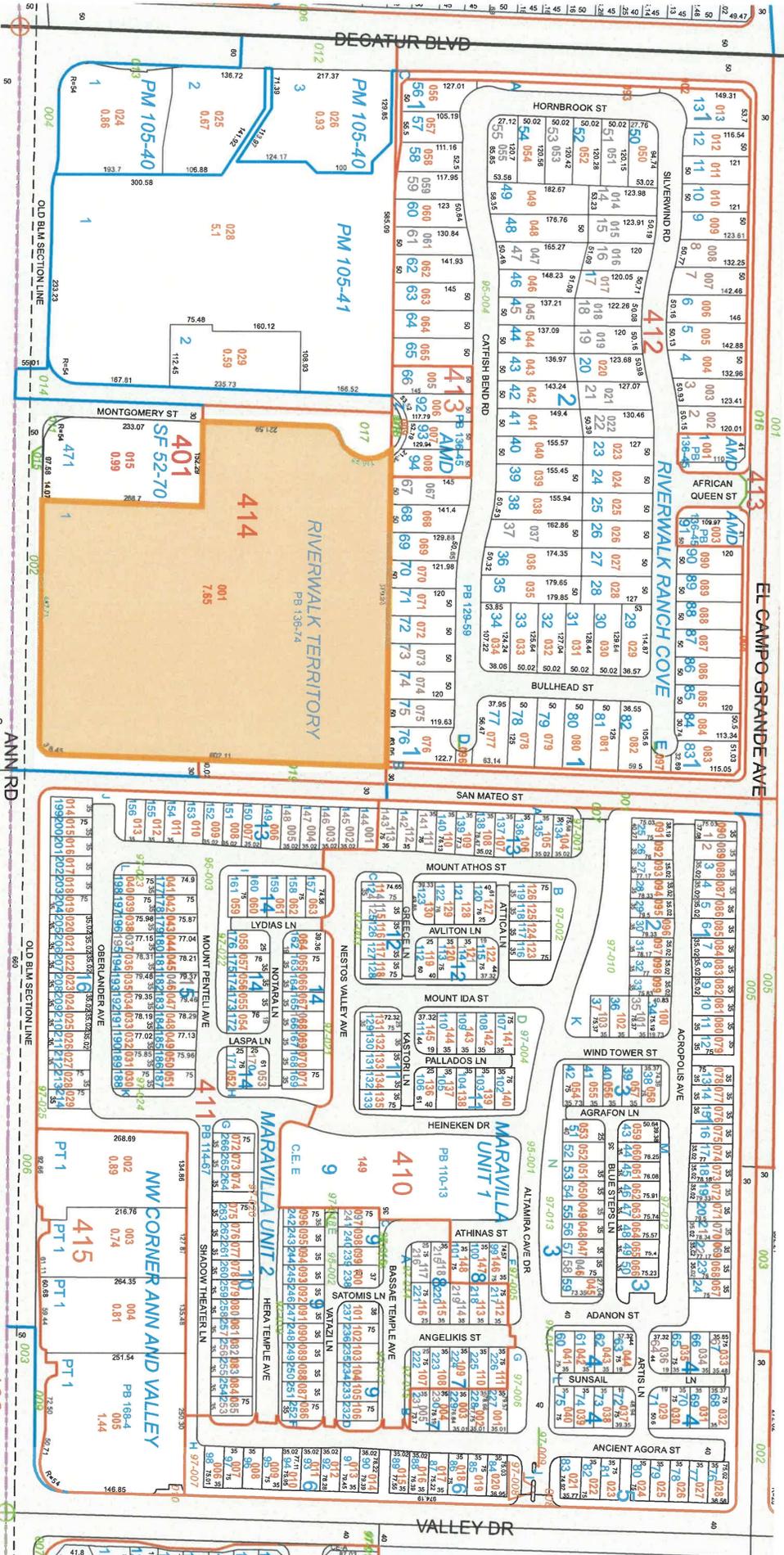
MAP LEGEND

- Parcel Boundary
- Sub-Division
- Road Easement
- Historic Sub-Division
- Section Line
- Condominium Unit
- Air Space PCL
- Right of Way PCL
- Sub-Surface PCL
- 001 Parcel Number
- 1.00 Acreage
- 202 Parcel Subarea Number
- PB 2445 Plat Recording Number
- 5 Block Number
- 5 Lot Number

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

BOOK	T19S R61E	30	MAP	S 2 SW 4
99	100	101	102	1
26	125	124	123	2
31	138	139	140	3
163	162	161		4

Scale: 1" = 200'	Rev: 8/17/2022
124-30-4	

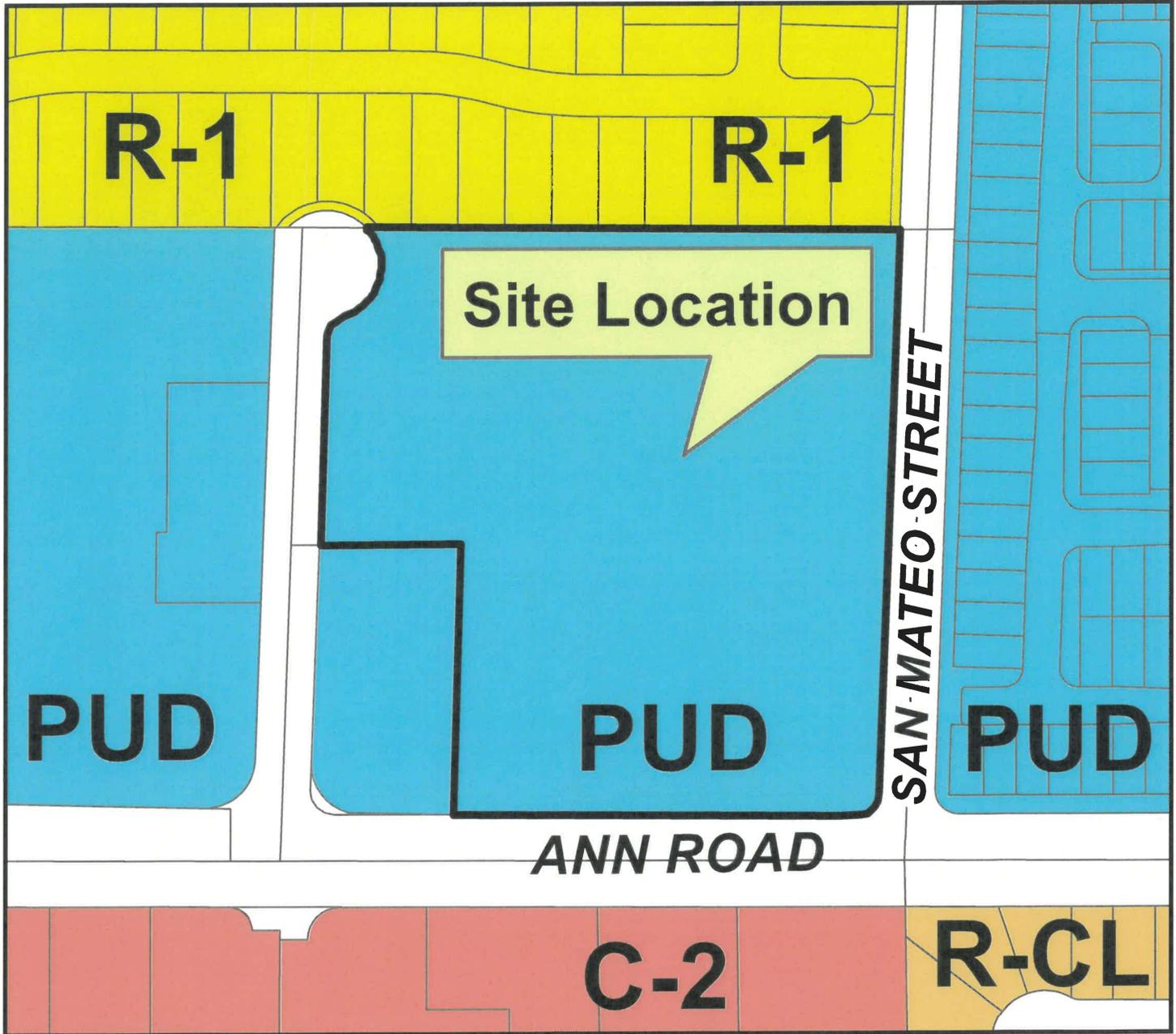


TAX DIST 250



THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: Richmond American Homes
Application: Property Reclassification
Request: From a PUD, Planned Unit Development District, to a
New PUD, Planned Unit Development District
Project Info: Northwest Corner of Ann Road and San Mateo Street
Case Number: ZN-18-2024

11/07/2024

