

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: AMP-06-2024 **Ann & San Mateo-Bella Copia**
Date: November 18, 2024

The Department of Public Works has reviewed the subject application and has no objection to the proposed amendment.

Jimmy Love

Digitally signed by Jimmy Love
DN: cn=US, E=jlovej@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 09:50:45-08'00'

Jimmy Love, Major Projects Coordinator
Department of Public Works



October 2, 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). The site has a land use designation of Community Commercial. 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) to request a land use amendment from Community Commercial to Single Family Medium (up to 13 du/ac) as well as a 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

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:

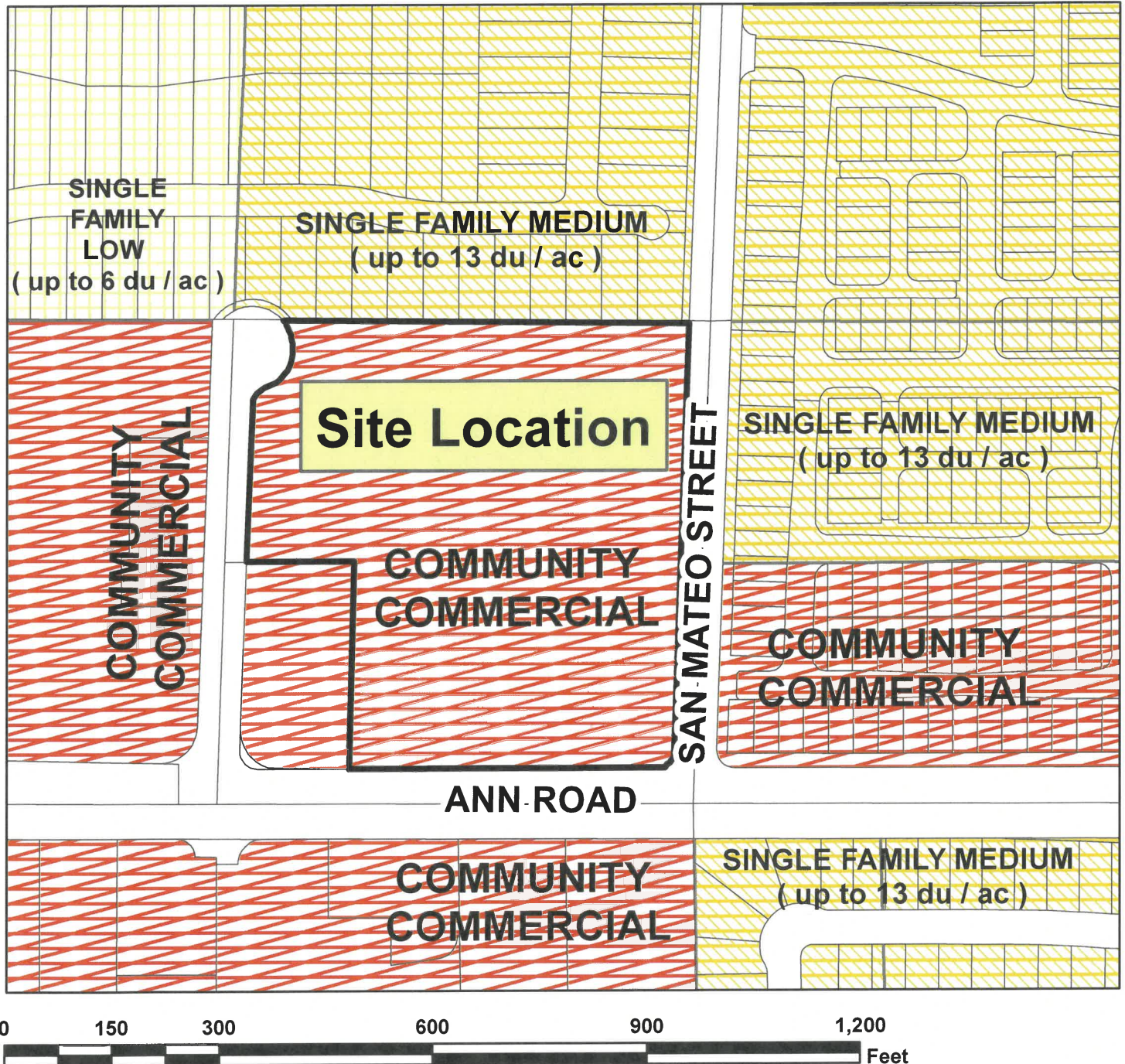
- Traffic along San Mateo Street and Ann Road. *The developer is required to conduct a traffic study prior to pulling building permits. Additionally, the west half of San Mateo will be improved with the development.*
- Noise from traffic along Ann Road and the adjacent tire shop. *The developer has conducted 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.



THE CITY OF NORTH LAS VEGAS

Comprehensive Plan Map



Applicant: Richmond American Homes
Application Type: Comprehensive Plan Amendment
Request: Change from Community Commercial to
Single Family Medium
Project Info: Northwest Corner of Ann Road and San Mateo Street
Case Number: AMP-06-2024

11/07/2024

