

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-13-2024 **Ann & San Mateo-Bella Copia**
Date: November 18, 2024

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

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 09:40:15-08'00'

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

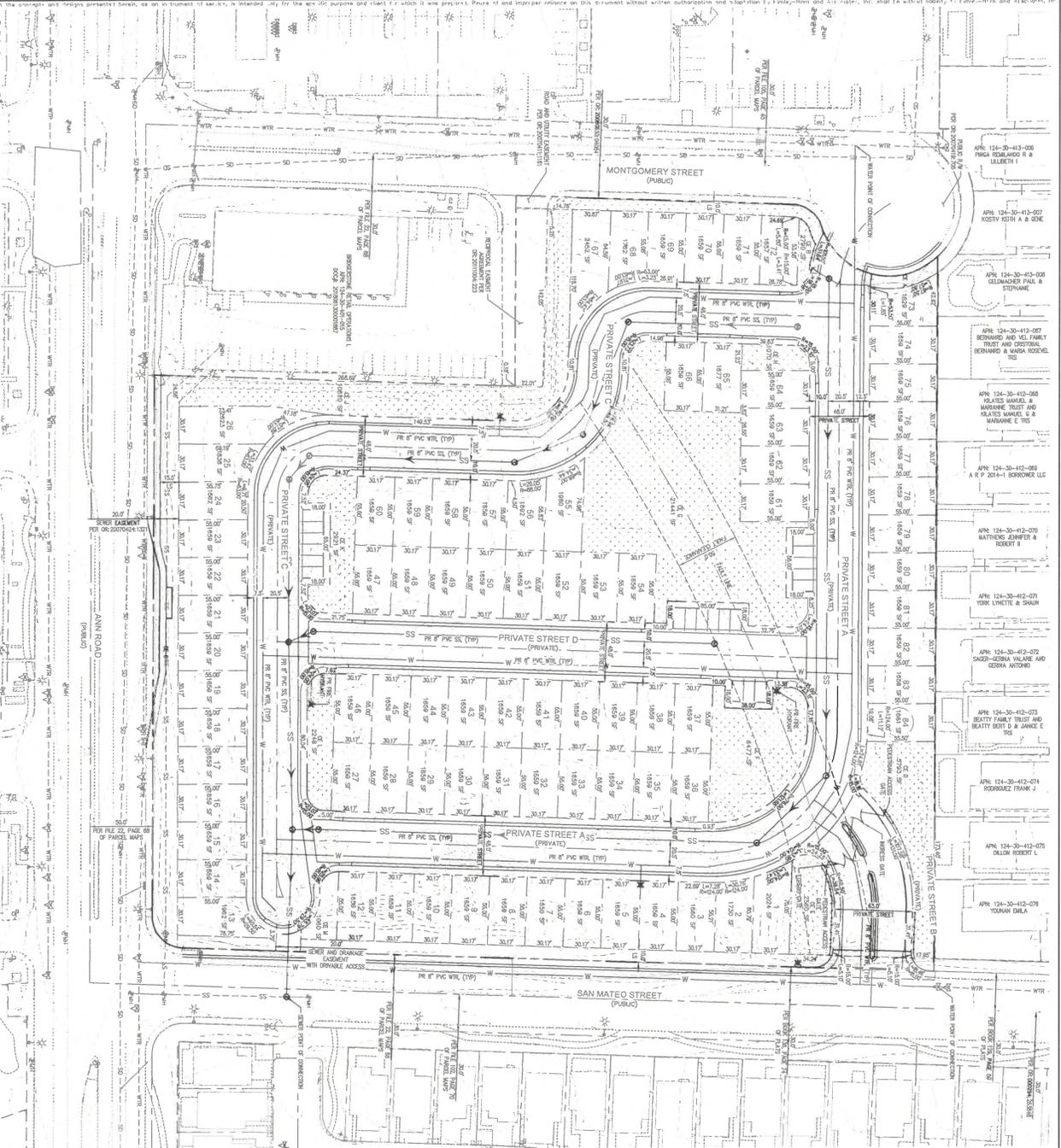


Eric Hopkins, P.E.
Project Engineer
Owner/Developer Correspondent

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

This document, together with the contracts and drawings presented herein, is an instrument of service, intended only for the specific purpose and intent for which it was prepared. Please read and interpret reliance on this document without subsequent modification or supplementation and that the project shall be subject to the terms, conditions and specifications.

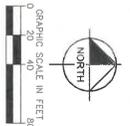
Call before you dig
 811 Before You Overhead
 1-800-642-2444 1-702-227-2829



- APR 124-30-413-007 KOSTYK ROTH A & SONE
- APR 124-30-413-008 GELMANSER PAUL & STEPHANIE
- APR 124-30-413-007 BERNARD AND HS FAMILY TRUST AND CHRISTINA BERNARD & SARAH KOSZEL
- APR 124-30-413-008 OLATES MARIE & MARSHALE TRUST AND OLATES MARIE C & MARSHALE C TRS
- APR 124-30-413-008 A & P 2004-1 BODDNER LLC
- APR 124-30-413-070 MATTHEWS GEMPER & ROBERT F
- APR 124-30-413-071 YORK LYNETTE & SHAUN
- APR 124-30-413-072 SAGOD-GONZA VILVORE AND GONZA ANDREA
- APR 124-30-413-073 BEATTY JAMES TRUST AND BEATTY DEBT D & LANCE E TRS
- APR 124-30-413-074 RODRIGUEZ FRANK J
- APR 124-30-413-075 BILLO ROBERT J
- APR 124-30-413-076 YODAN DANA

LEGEND

- LOT LINE
- CONTRIBUTED
- PROPERTY BOUNDARY
- PR RIGHT OF WAY
- PR WATER LINE
- PR SEWER LINE
- EX WATER LINE
- EX SEWER LINE
- EX STORM LINE
- EX CONTOUR
- FIRE HYDRANT
- LOT NUMBER
- OPEN SPACE



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

TENTATIVE MAP

KHA PROJECT	291400042
DATE	9/25/2024
SCALE AS SHOWN	
DESIGNED BY	AZ
DRAWN BY	AZ
CHECKED BY	EH
DATE	9/25/2024

Kimley-Horn
 © 2024 KIMLEY-HORN AND ASSOCIATES, INC.
 6571 LAS VEGAS BOULEVARD S., SUITE 320
 LAS VEGAS, NV 89119
 WWW.KIMLEY-HORN.COM
 PHONE: 702-862-3600

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 11/05/2024 Application Number T-Map-13-2024 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

Develop 84 Single Family, attached (duplex) residential units Located on NWC of Ann Road and San Mateo Street 7.6+ gross acres
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APN's 124-30-414-001

Student Yield	Elementary School	Middle School	High School
Single-Family Units (1) 84	x 0.142 = 12	x 0.080 = 7	x 0.130 = 11
Multi-Family Units (2)	x 0.124 = 0	x 0.061 = 0	x 0.080 = 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	630	10/01/24
Saville, Anthony MS	8101 N Torrey Pines Drive	6-8	1516	1478	10/01/24
Shadow Ridge HS	5050 Brent Lane	9-12	2511	2922	10/01/24

* CCSD Comments

Shadow Ridge HS is over program capacity for the 2024-2025 school year. Shadow Ridge HS is 116.37% over program capacity.

Approved Disapproved

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 MEASUREMENTS FROM THIS ORIGINAL

MAP LEGEND

- 007 ROAD PARCEL NUMBER
- 001 PARCEL NUMBER
- 1.00 ACREAGE
- 202 PARCEL SUBSEQUENCE NUMBER
- PB 24-45-PLAT RECORDING NUMBER
- 5 BLOCK NUMBER
- 5 LOT NUMBER
- GLS GOV. LOT NUMBER
- CONDOMINIUM UNIT
- AIR SPACE PCL
- RIGHT OF WAY PCL
- SUB-SURFACE PCL
- PARCEL BOUNDARY
- PAID BOUNDARY
- ROAD EASEMENT
- MATCH/LEADER LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- HISTORIC PAID BOUNDARY
- SECTION LINE

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

BOOK
 T19S R61E

SEC.
 30

MAP
 S 2 SW 4

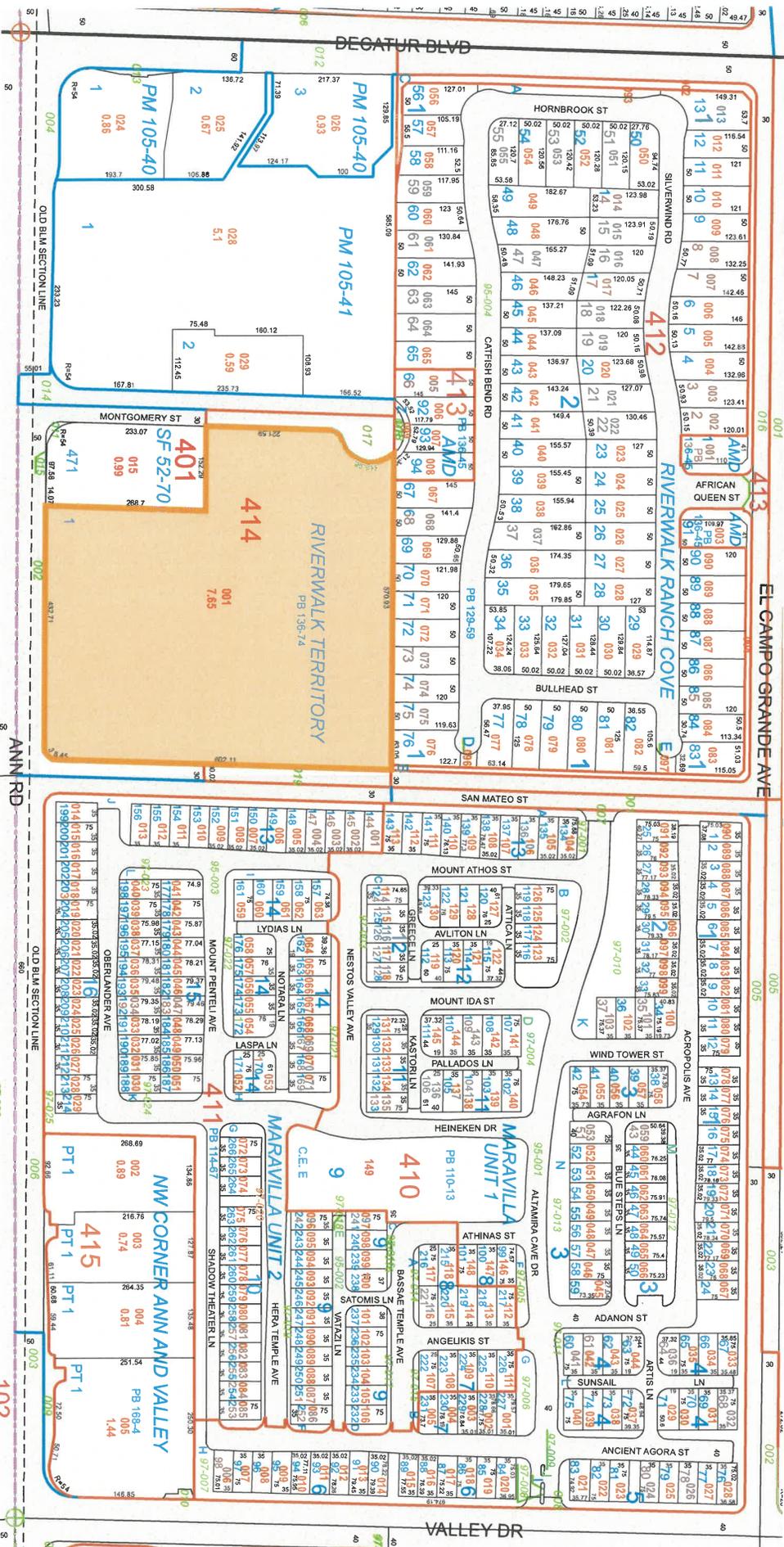
124-30-4

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Scale: 1" = 200'
 Rev: 8/17/2022

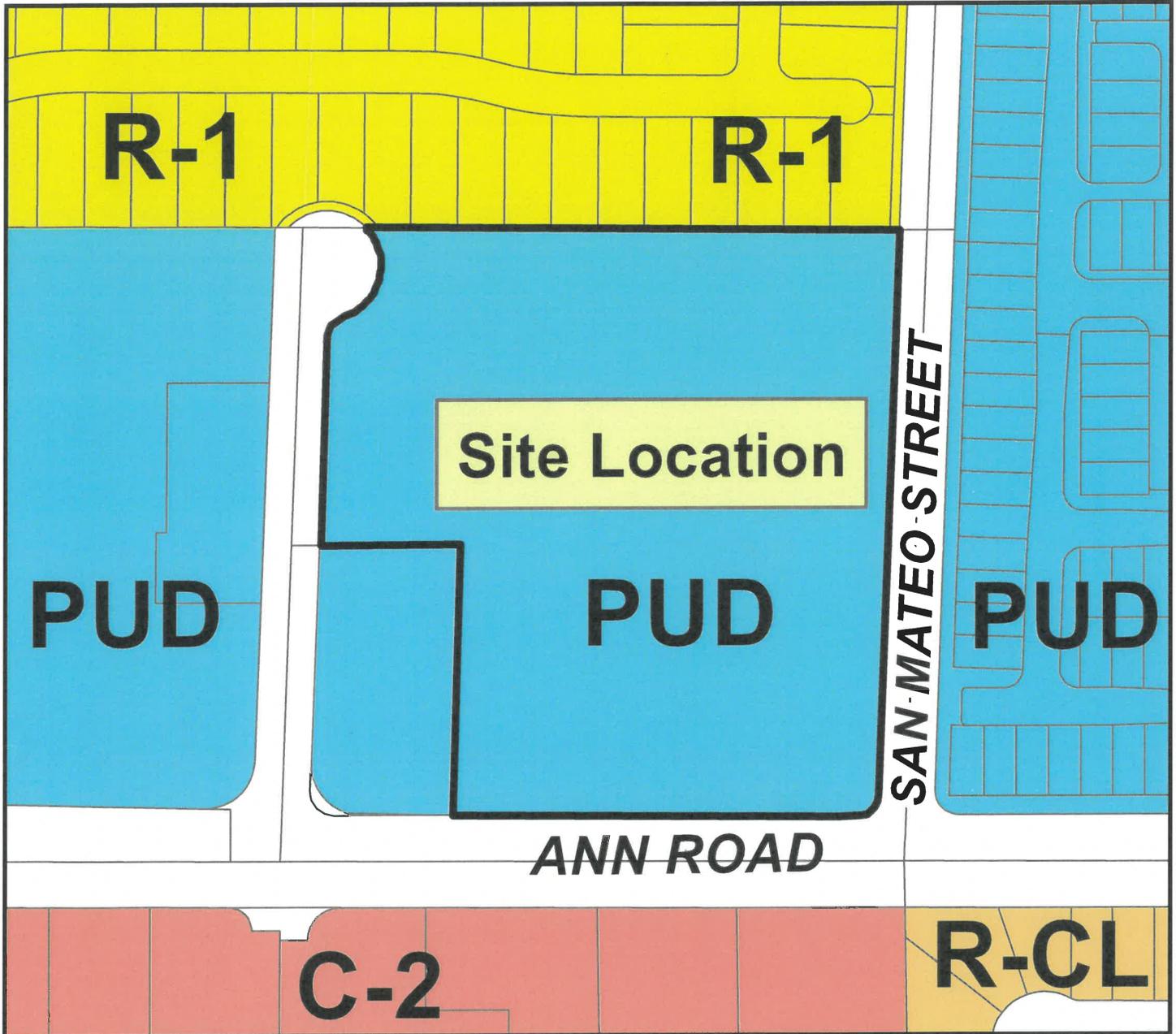


TAX DIST 250



THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: Richmond American Homes
Application: Tentative Map
Request: To Allow an 84-Lot, Single Family Residential Subdivision
Project Info: Northwest Corner of Ann Road and San Mateo Street
Case Number: T-MAP-13-2024

11/07/2024

