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KAEMPFER

CROWELL

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February 23, 2024

VIA ONLINE SUBMITTAL

City of North Las Vegas
Planning & Zoning
2250 Las Vegas Boulevard North
North Las Vegas, NV 89030

***Re: Justification Letter – Zone Change
Losee Elkhorn Properties, LLC
APN: 124-13-401-001, 002, 005, 006, 007, and 008***

To Whom It May Concern:

This firm represents Losee Elkhorn Properties, LLC (the “Applicant”) in the above referenced matter. The proposed site is approximately 53.96 acres near the northeast corner of Elkhorn Road and Losee Road, just north of the 215 Beltway (the “Site”). The Site is more particularly described as Assessor’s Parcel Numbers 124-13-401-001, 002, 005, 006, 007, and 008. The Applicant is requesting a zone change to R-3.

The Site is comprised of six (6) parcels currently master planned Multi-Family Residential and zoned Ranch Estates District (R-E). The Applicant is requesting to change the zoning from Ranch Estates District (R-E) to Multi-Family Residential District (R-3) to allow for a future multi-family residential development.

This request is consistent with the current comprehensive plan. The surrounding area has been trending toward higher density residential and commercial developments. Most recently, in September of 2022, a casino was approved on 67 acres at the northwest corner of Losee Road and the 215 Beltway located within the Villages at Tule Springs

The proposed zone for multi-family is appropriate for the Site and compatible with uses in the surrounding area. The approved casino is a locals-focused casino and therefore a multi-family development will complement the proposed casino and other commercial uses in the area.

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Thank you in advance for your time and consideration regarding this application. Please feel free to contact me should you have any questions or concerns.

Sincerely,

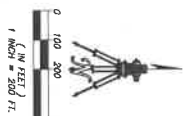
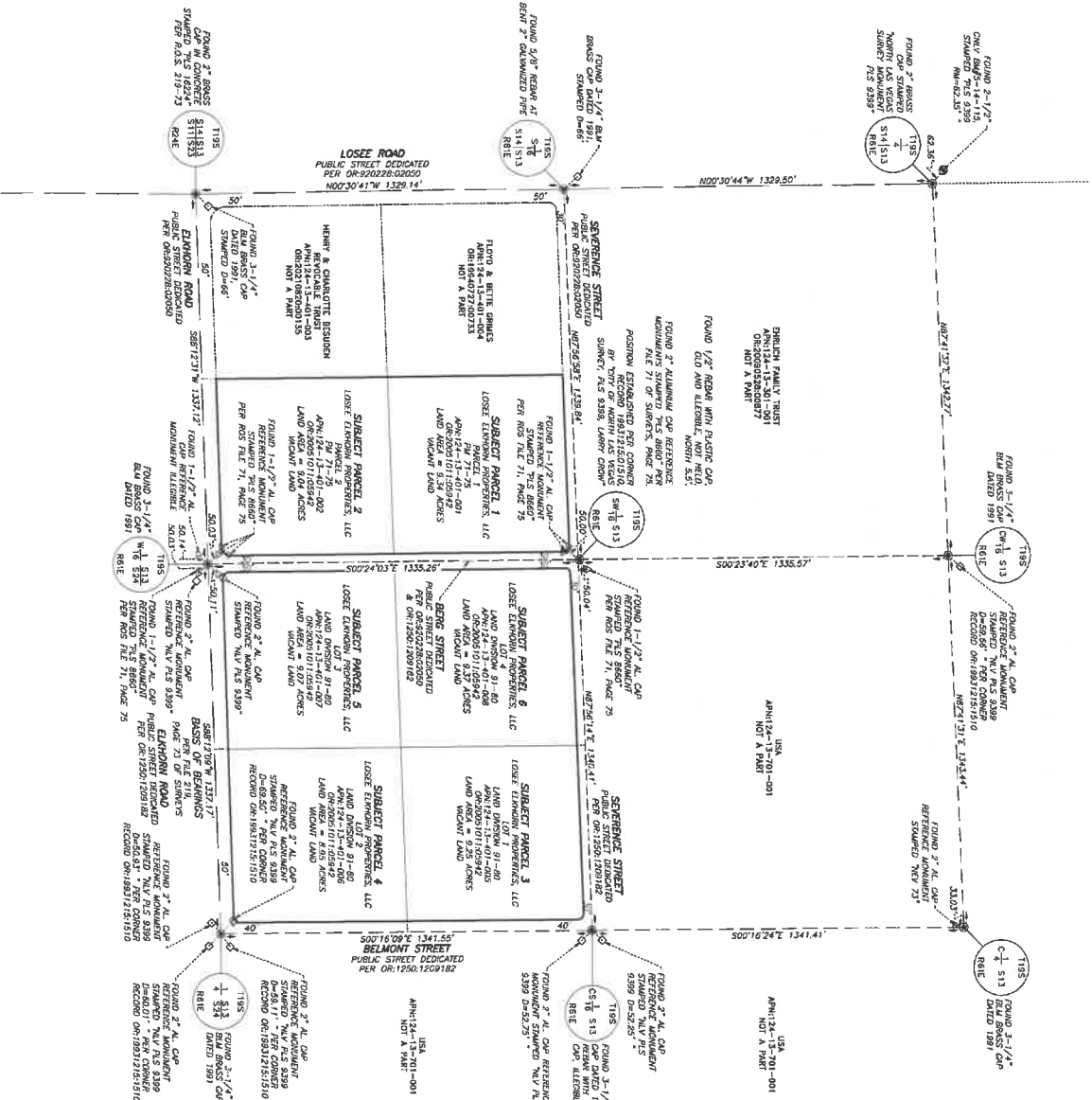
KAEMPFER CROWELL

A handwritten signature in blue ink, appearing to read 'Lexa D. Green', with a stylized, cursive script.

Lexa D. Green

ALTA/NSPS LAND TITLE SURVEY

SITUATED WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 61 EAST, M.D.M.,
CITY OF NORTH LAS VEGAS, CLARK COUNTY, NEVADA



LEGEND

- SUBJECT PROPERTY
- BOUNDARY LINE
- LOT LINE
- SECTION LINE
- QUARTER SECTION LINE
- SECTION LINE
- ADJOINING LOT LINE
- THE LINE
- OFFICIAL RECORDS
- ASSESSOR'S PARCEL NUMBER
- APN
- ROUTE LINE
- ROUTE LINE SEGMENT
- LINE LABEL SEGMENT
- CURVE LABEL SEGMENT
- FOUND MONUMENTARY AS SHOWN AND DISCLOSED
- FOUND REFERENCE MONUMENT AS SHOWN AND DISCLOSED

NOTE:
SEE SHEET 3 FOR SUBJECT PARCELS BOUNDARY INFORMATION.

AMERICAN NEVADA COMPANY
APN'S: 124-13-401-001, 002, 005, 008, 007 & 008
OVERALL BOUNDARY SURVEY ANALYSIS
ALTA/NSPS LAND TITLE SURVEY

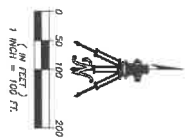
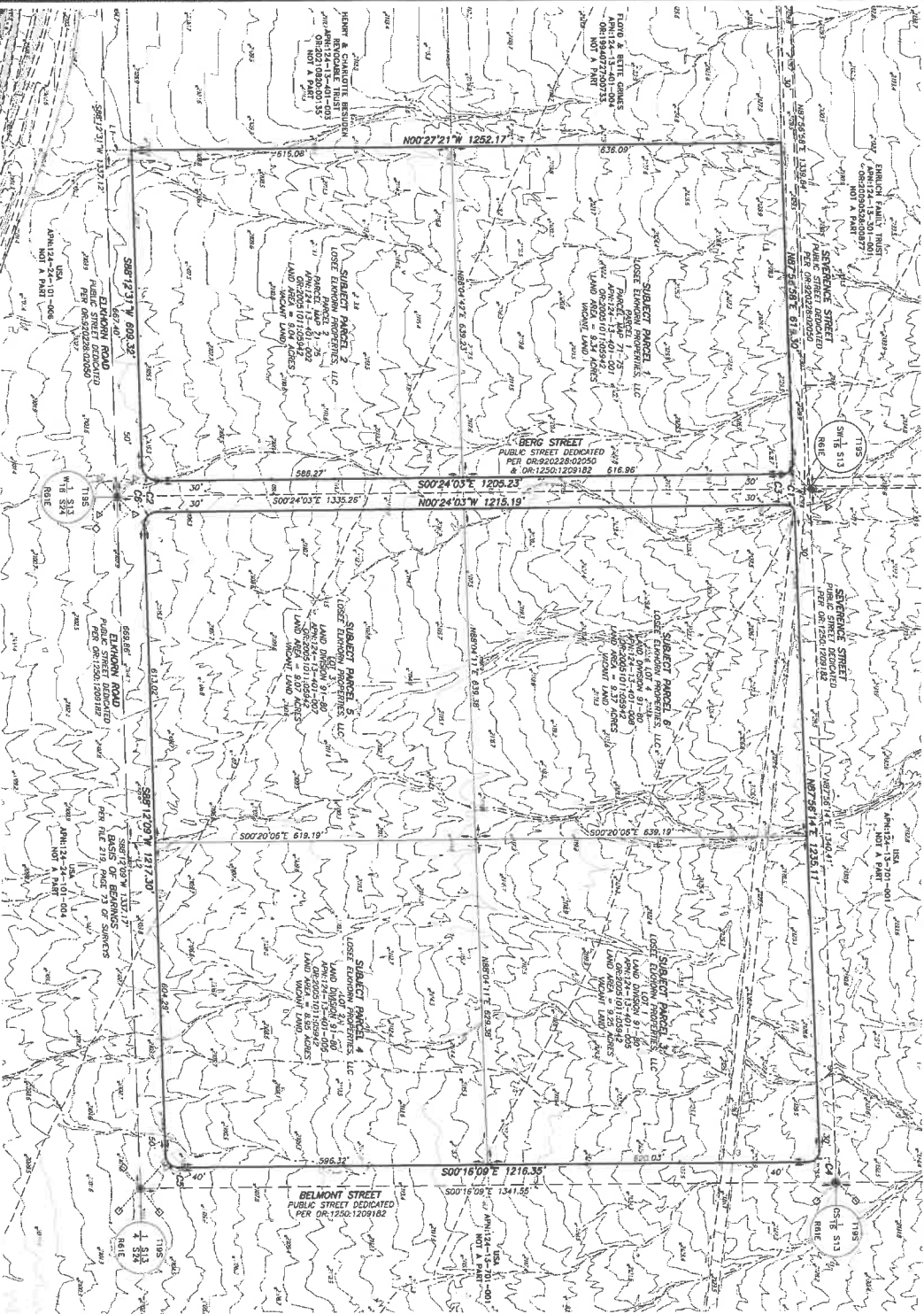


WALLACE MORRIS KLINE
SURVEYING, LLC
LAND SURVEY CONSULTING
6525 WEST WARM SPRINGS ROAD,
SUITE 100, LAS VEGAS, NEVADA 89114
PH: 702.212.3967 FAX: 702.212.3963

DATE: 5/17/2023
DRAWN BY: JMB
CHECKED BY: JMB
AMC-2008
SHEET 3 OF 3 SHEETS

ALTA/NSPS LAND TITLE SURVEY

SITUATED WITHIN THE SOUTHWEST QUARTER (SW1/4) OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 61 EAST, M.D.M., CITY OF NORTH LAS VEGAS, CLARK COUNTY, NEVADA



LEGEND

- SUBJECT PROPERTY
- BOUNDARY LINE
- LOT LINE
- SECTION LINE
- QUARTER SECTION LINE
- SIXTEENTH SECTION LINE
- ADJOINING LOT LINE
- TRAIL
- OPEN
- APN
- ASSESSOR'S PARCEL NUMBER
- RAIL LINE
- RAIL LINE SEGMENT
- LINE LABEL SEGMENT
- CHINESE LABEL SEGMENT
- TITLE REPORT EXCERPT
- FOUND DIMENSIONED AS SHOWN ON SHEET 2
- FOUND REFERENCE MONUMENT AS SHOWN AND DESCRIBED ON SHEET 2
- CC 215 OFF RAMP CONSTRUCTION
- DIRT ROADWAY
- EDGE OF ASPHALT
- PERCELAIR
- CLAMPING
- MAJOR CONTOUR (5' INTERVAL)
- MINOR CONTOUR (1' INTERVAL)
- TRAIL
- WASH
- TRAPIC BOX
- TRAPIC SIGN
- TRAPIC MARKINGS
- ASPHALT PAVEMENT
- SPOT ELEVATION

LINE	BEARING	DISTANCE
1	S00°24'03"E	1215.19'
2	S00°24'03"E	1215.19'

CURVE	DELTA	RADIUS	LENGTH	INTERSECT
C1	81.29°00'	20.00'	29.56'	29.56'
C2	88.35°34'	30.00'	44.45'	29.56'
C3	81.29°00'	20.00'	29.56'	29.56'
C4	88.35°34'	30.00'	44.45'	29.56'
C5	81.29°00'	20.00'	29.56'	29.56'
C6	88.35°34'	30.00'	44.45'	29.56'

Neighborhood Meeting Summary
Losee Elkhorn Properties, LLC | Elkhorn Road and Losee Road

Two neighborhood meetings were held on June 7, 2023 and June 15, 2023 at the Aliante Library, located at 2400 Deer Springs Way, North Las Vegas, Nevada 89084, regarding a proposed zone change and comprehensive plan amendment.

The neighborhood meetings began at 6:00 p.m. to discuss a proposed zone change from R-E to R-4 and a comprehensive plan amendment from Mixed-Use Neighborhood (MUN) to Multi-Family (MF). Lexa Green from Kaempfer Crowell was present to represent the project on June 7, 2023. No neighbors were present at the neighborhood meeting. Misha Ray from Kaempfer Crowell was present to represent the project on June 15, 2023. No neighbors were present at the neighborhood meeting, but Councilman Cherchio was present on behalf of Ward 4.

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

Road Easement

Match / Leader Line

Historic Sub Boundary

Historic Paved Boundary

Section Line

Condominium Unit

Air Space PCL

Right of Way PCL

Sub-Surface PCL

PA 24-45 Play Recording Number

5 Lot Number

GL 5 Gov Lot Number

ASSESSOR'S PARCELS - CLARK COUNTY, NV.

Briana Johnson - Assessor

T19S R61E

13

S 2 SW 4

124-13-4

Scale 1" = 200'

Rev 1/8/2019

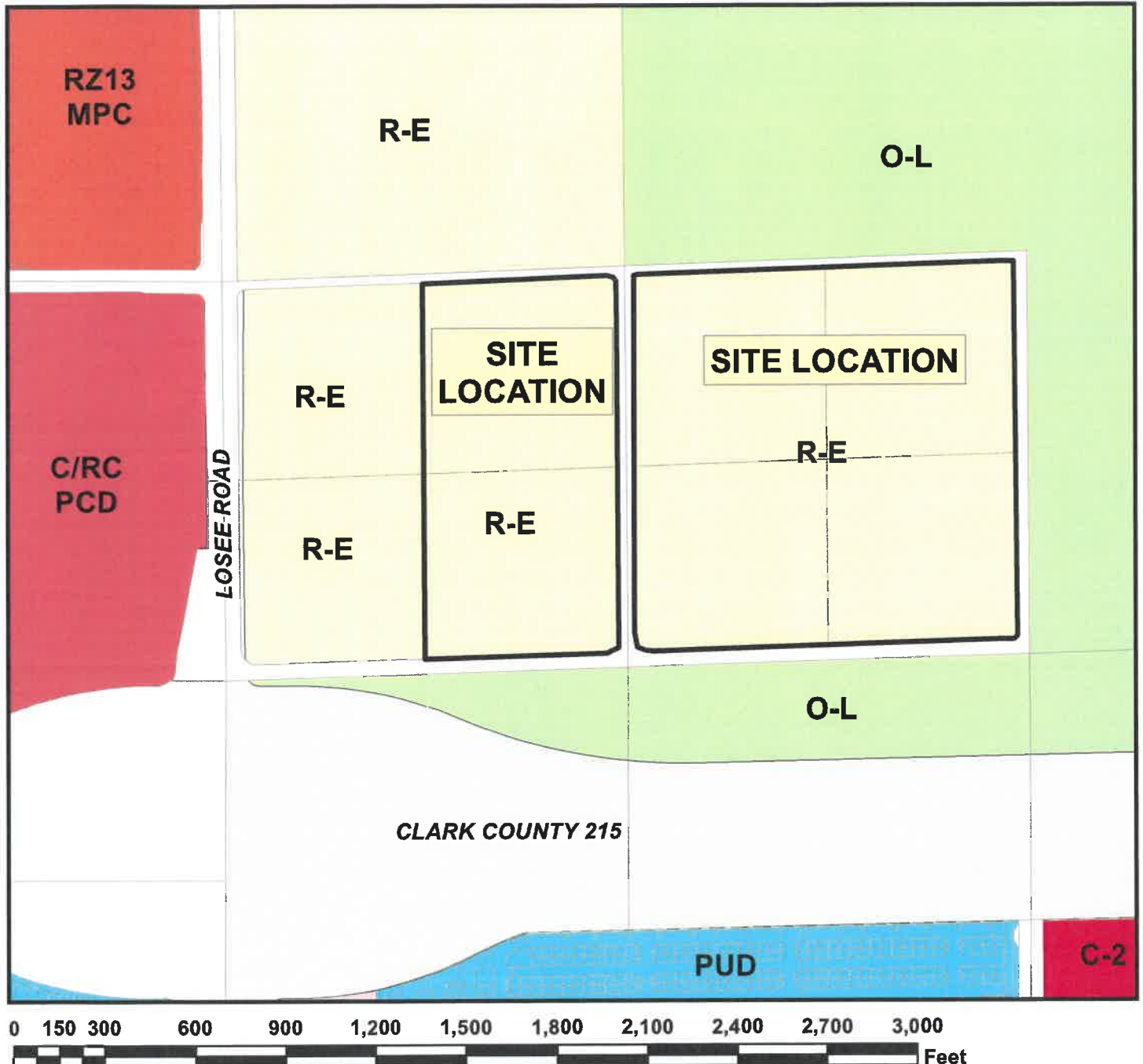
CLARK COUNTY NEVADA





THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: Losee Elkhorn Warehouse Project, LLC
Application Type: Property Reclassification
Request: R-E (Ranch Estates District) to R-3 (Multi-Family Residential Subdistrict)
Project Info: Approximately 670 Feet East of the Northeast Corner of
Losee Road and Clark County 215
Case Number: ZN-07-2023

03/07/2024

