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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

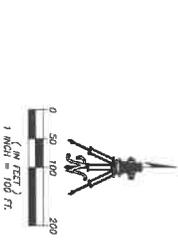
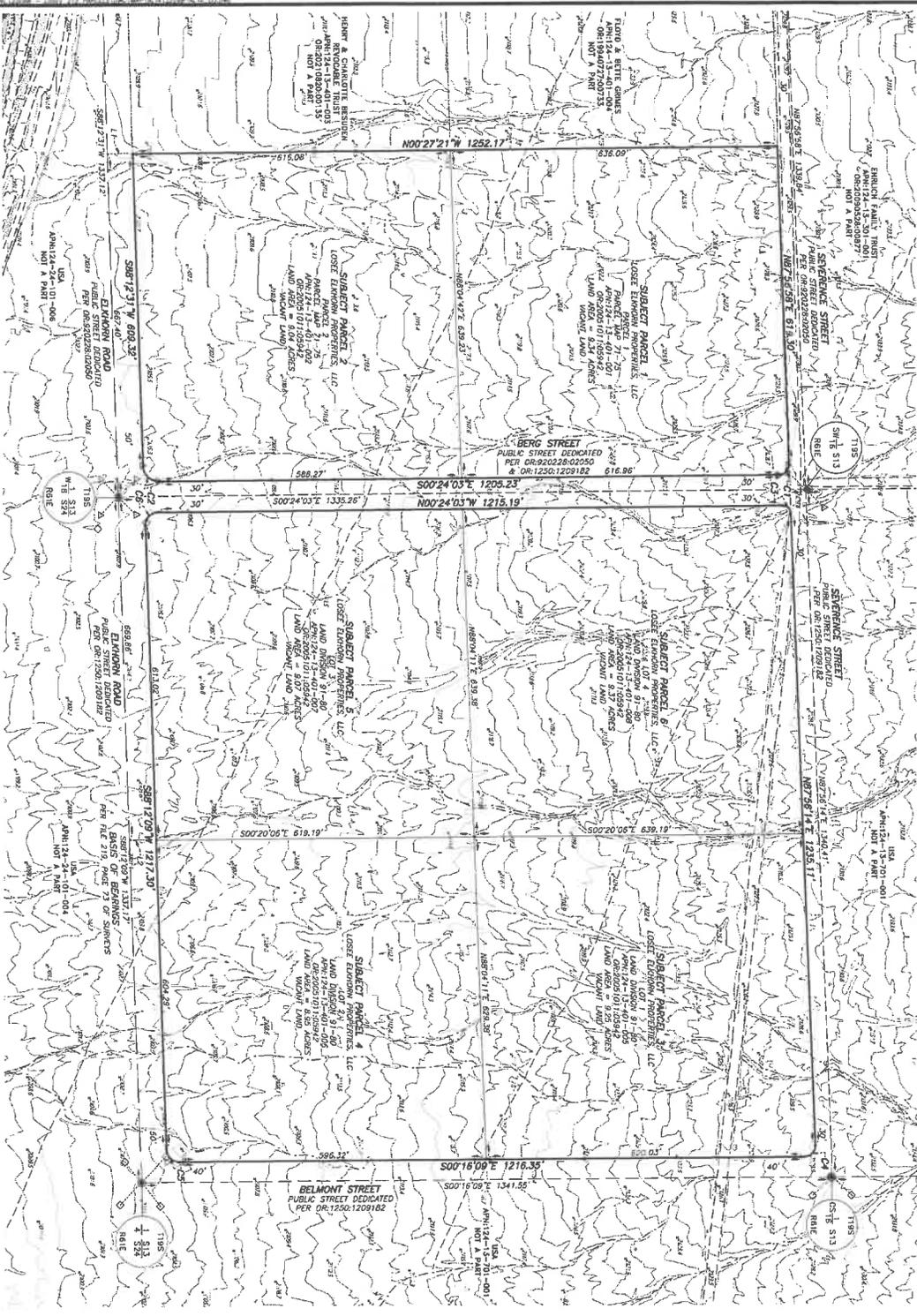


Lexa D. Green





**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
- ADDING LOT LINE
- TIE LINE
- OFFICAL RECORDS
- ASSESSOR'S PARCEL NUMBER
- RADIAL LINE
- RADIAL LINE SEGMENT
- LINE LABEL SEGMENT
- CURVE LABEL SEGMENT
- TIE REPORT EXCEPTION
- FOUND UNMAPPED/UNKNOWN AS SHEET 2 IN DECEMBER 08
- FOUND REFERENCE POINT/POINT AS SHOWN AND DESCRIBED ON SHEET 2
- CC 215 OFF RAMP CONSTRUCTION
- DIRT ROADWAY
- EDGE OF ASPHALT
- FENCELINE
- CUMPOURK
- MAJOR CONTOUR (5' INTERVAL)
- MINOR CONTOUR (1' INTERVAL)
- TIE
- MESH
- TRAFFIC BOX
- TRAFFIC SIGN
- TRAFFIC MARKINGS
- ASPHALT PAVEMENT
- SPOT ELEVATION

LINE	BEARING	DISTANCE
1	S00°16'00\"/>	

CURVE	DELTA	RADIUS	LENGTH	INTERMEDIATE
C1	81.291007°	20.00'	20.00'	20.56'
C2	88.35134°	30.00'	44.00'	29.28'
C3	81.291007°	20.00'	20.00'	20.56'
C4	88.35134°	30.00'	44.00'	29.28'
C5	81.291007°	20.00'	20.00'	20.56'
C6	88.35134°	30.00'	44.00'	29.28'

<p><b>AMERICAN NEVADA COMPANY</b>                  APN's: 124-13-401-001, 002, 005, 006, 007 &amp; 008                  BOUNDARY / TOPOGRAPHIC SURVEY ANALYSIS  <b>ALTA/NSPS LAND TITLE SURVEY</b></p>	<p>REV:      DATE:      DESCRIPTION:</p>	<p><b>WALLACE MORRIS KLINE</b>                  SURVEYING, LLC.                  LAND SURVEY CONSULTING                  8322 WEST WARM SPRINGS ROAD,                  SUITE 100, LAS VEGAS, NEVADA 89118                  PH: 702.212.3967 FX: 702.212.3963</p>
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**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.

USE THE 2024 STREETVIEW MAP REDUCED FROM THE ORIGINAL

**MAP LEGEND**

- Parcel Boundary
- Sub Boundary
- Right of Way PCL
- Match / Leader Line
- Historic Sub Boundary
- Historic Paved Boundary
- Section Line
- Condominium Unit
- Air Space PCL
- Right of Way PCL
- Sub-Surface PCL
- Historic Lot Line
- Historic Sub Boundary
- Historic Paved Boundary
- Section Line

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

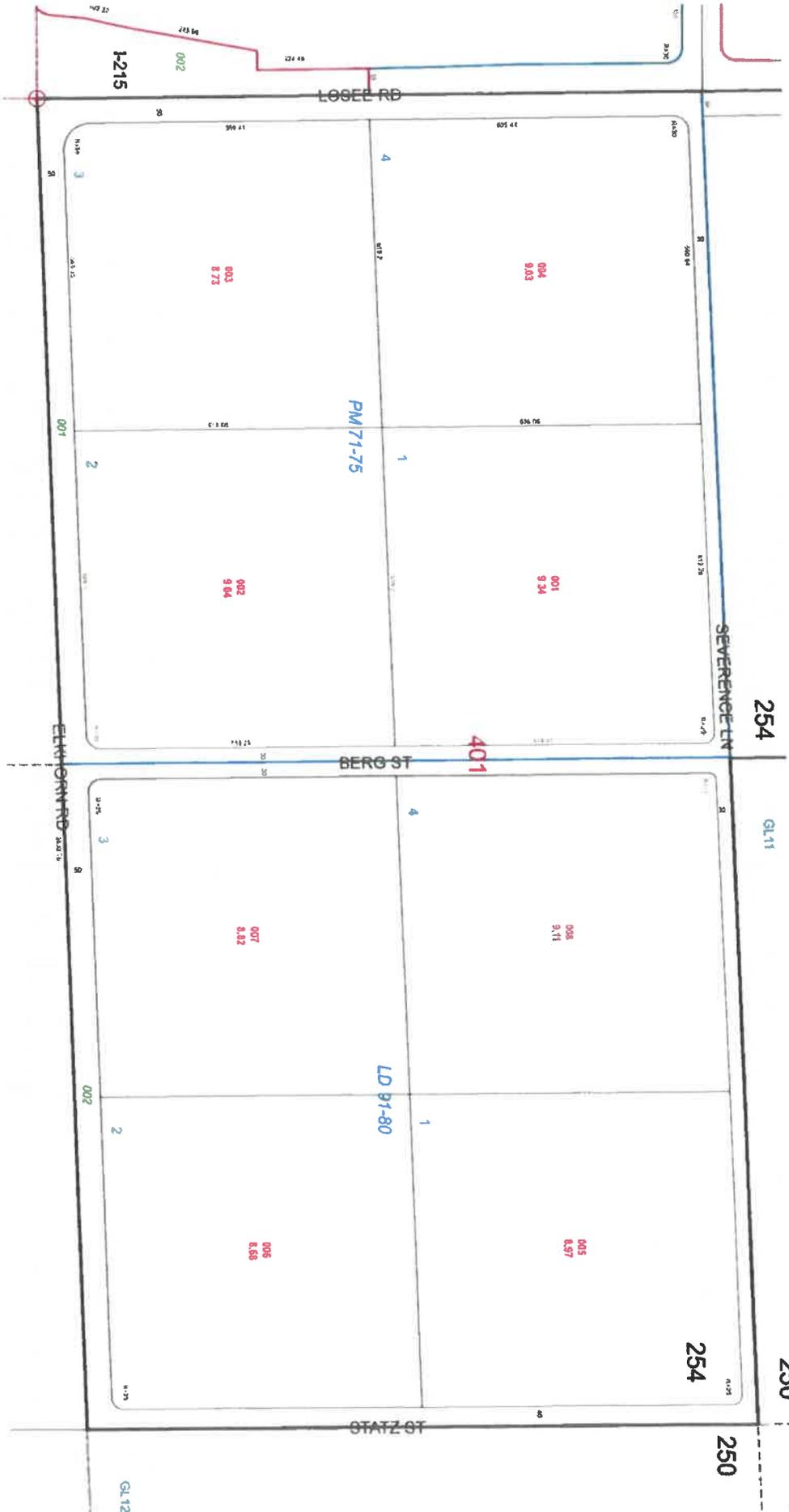
Parcel Boundary: 001 Road Parcel Number, 091 Parcel Number, 1.00 Acreage, 202 Parcel Subseqo Number, P3 24-45 Plat Recording Number, 5 Block Number, 5 Lot Number, 645 Gov Lot Number

Scale 1" = 200'

Rev 1/8/2019

100	101	102	10
125	124	123	12
138	139	140	14

13	S 2 SW 4
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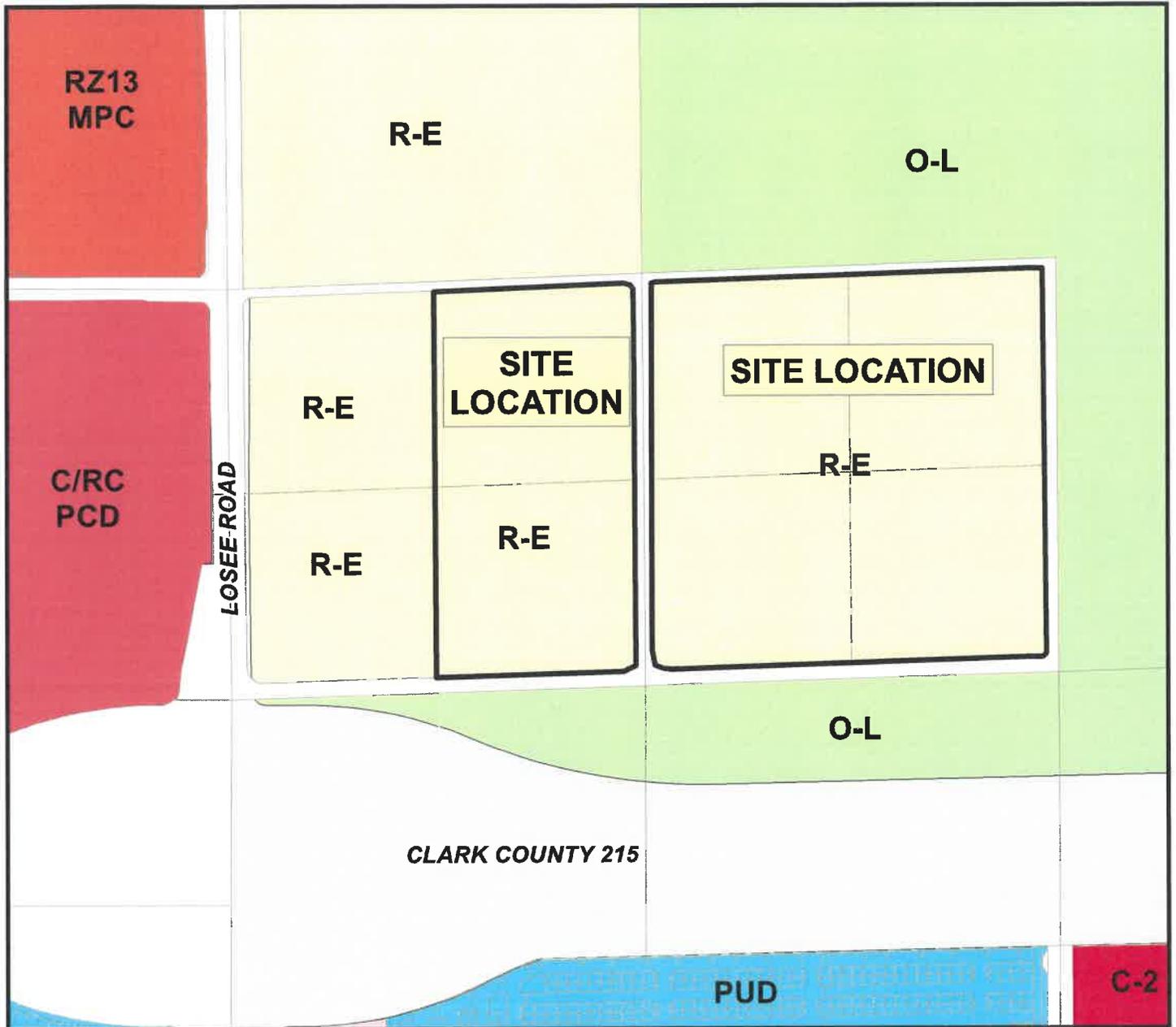


TAX DIST 254



# 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

