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April 25, 2024

VIA EMAIL

CITY OF NORTH LAS VEGAS
2250 LAS VEGAS BOULEVARD NORTH
NORTH LAS VEGAS, NV 89030

***Re: Justification Letter – Amendment to Master Plan from Ranch Estates to Single Family Low, Zone Change from RE to PUD, and Tentative Map
APN: 124-32-403-006 (NWC of Lone Mountain/Ferrell)***

To Whom It May Concern:

Please be advised this office represents the Applicant in the above-referenced matter. The proposed Site is located on approximately 2.21 acres and generally located on the northwest corner of Lone Mountain Road and Ferrell Road. The property is more particularly described as Assessor's Parcel Number: 124-32-403-006 (the "Site"). The Applicant is requesting an amendment to the master plan, a zone change, and a tentative map to develop six (6) single story ranch style homes on the Site.

AMENDMENT TO MASTER PLAN AND ZONE CHANGE

The Site is currently planned Ranch Estates (R-E) and zoned Ranch Estates (R-E). In order to develop six (6) single family, single story homes on the Site with a density of approximately 2.85 units per acre, the Applicant is requesting to amend the master plan to Single Family Low (SFL) with a corresponding zone change to Planned Unit Development (PUD). The amendment to the master plan and zone change are appropriate for the following reasons:

- To the north of the Site across Verde Way, there are single family developments master planned SFL and zoned R-1.
- To the east of the Site across Ferrell Street, there are single family developments master planned SFL and zoned R-1.
- To the west of the Site, the City of North Las Vegas recently approved AMP-10-2020 and ZN-15-2020 allowing for a fifty-three (53) lot single family development on 17.7 acres or approximately a density of three (3) units per acre. The approved zoning designation is RE-L/PUD.

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- While development to the south of Lone Mountain Road is planned and zoned RE, Lone Mountain Road is a 100 foot right-of-way that provides the ideal buffer and transition between RE residential development and PUD residential development.

Therefore, the requested amendment to the master plan to SFL and zone change to PUD is harmonious with the area as the proposed master plan and zoning are consistent with the development in the area and consistent with the recent residential land use entitlements.

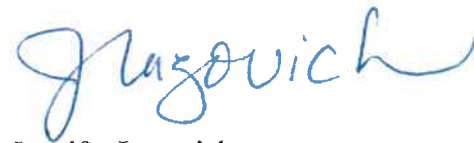
TENTATIVE MAP

The Applicant is proposing to develop a six (6) lot single family, single story residential community. Here, the Applicant proposes a density of only 2.85 units per acre. Each of the lots on the proposed Site meet the minimum lot width of 80 feet. The average lot size is 15,257 square feet. Further, as mentioned above, a similar style single-family residential development is approved west of the Site, via AMP-10-2020 and ZN-15-2020, allowing for the development of a fifty-three (53) lot single family residential development in the PUD zoning district with a condition requiring minimum lot size of 14,500 square feet or larger. Here, the proposed lots are greater than 15,000 square feet.

We thank you in the advance for your time and consideration. Should you have any questions or concerns, please feel free to contact me.

Sincerely,

KAEMPFER CROWELL



Jennifer Lazovich

JL/ajc

May 6, 2024 Neighborhood Meeting Summary

The Applicant conducted a neighborhood meeting at Alexander Library on Monday, May 6, 2024.

Four residents attended the meeting. They expressed concern about changing the zoning designation from R-E to PUD and future residents complaining about odors and noise from adjacent R-E uses. They liked the condition for single story homes.

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: 1" WHEN MAP REDUCED FROM 1:12.5 ORIGINAL.

MAP LEGEND

- PARCEL BOUNDARY
- SUB BOUNDARY
- CONDOMINIUM UNIT
- AIR SPACE POL
- RIGHT OF WAY POL
- ROAD EASEMENT
- MATCH/LATELOR LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- HISTORIC BUILD BOUNDARY
- SECTION LINE
- 007 ROAD PARCEL NUMBER
- 001 PARCEL NUMBER
- 100 AIRSPACE
- 202 PARCEL SUBSEGMENT NUMBER
- 202-45 PLAT/RECORDING NUMBER
- 5 BLOCK NUMBER
- 5 LOT NUMBER
- 63-9 GOV LOT NUMBER

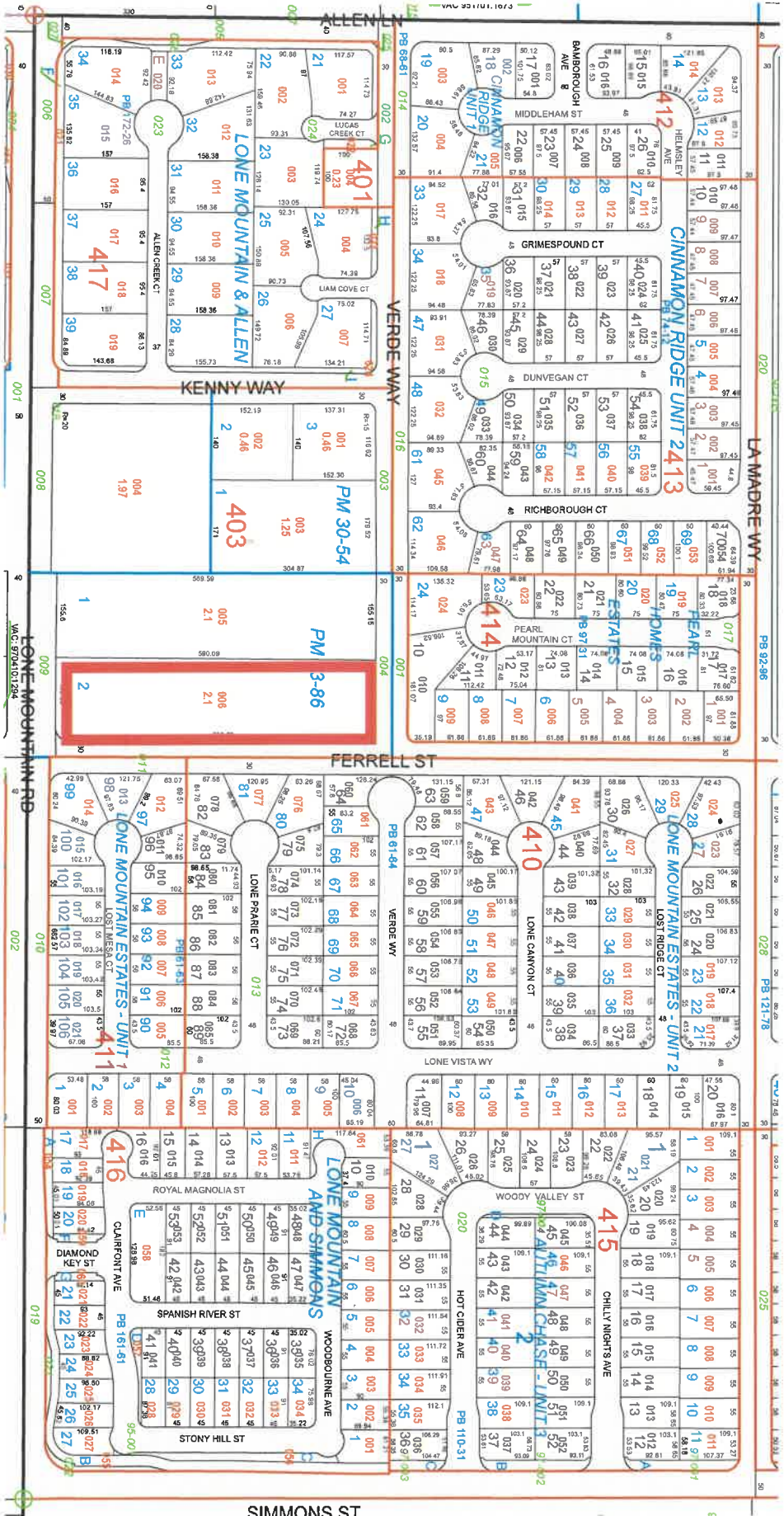
BOOK	T19S R61E	SEC	MAP	S 2 SW 4
101-102	101-102	32	8	4
124-125	124-125	5	1	5
139-140	139-140	6	2	6
161-162	161-162	7	3	7
182-183	182-183	8	4	8

Scale: 1" = 200'	Rev: 2/26/2024
5	1
5	1



ASSESSOR'S PARCELS - CLARK COUNTY, NV.

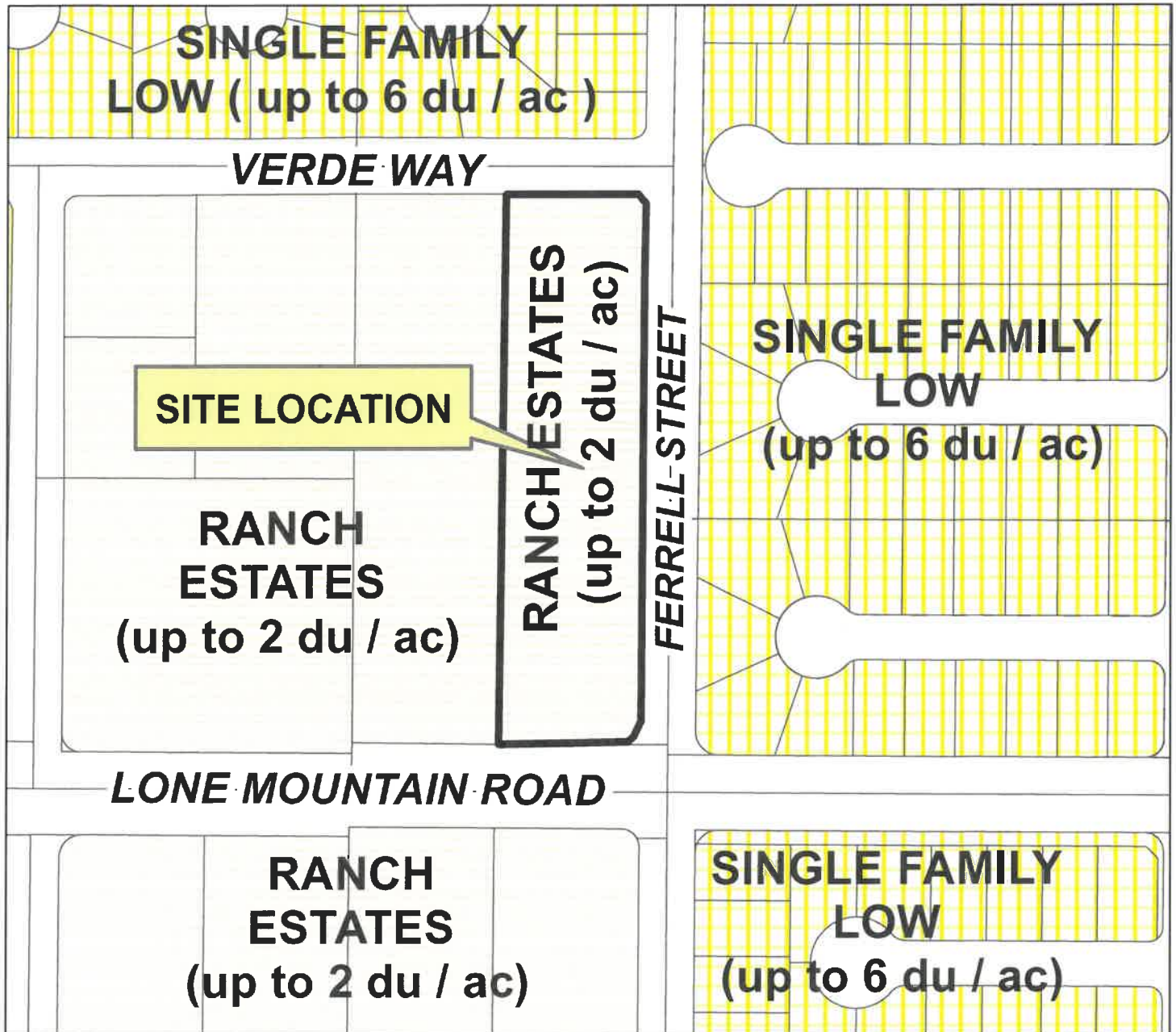
Briana Johnson - Assessor





THE CITY OF NORTH LAS VEGAS

Comprehensive Plan Map



Applicant: Rainbow Creek LLC
Application Type: Comprehensive Plan Amendment
Request: Change from Ranch Estates to Single Family Low
Project Info: Northwest Corner of Lone Mountain Road
and Ferrell Street
Case Number: AMP-03-2024

05/02/2024

