

June 26, 2017



3203 E. Warm Springs Road Suite 400
Las Vegas, NV 89120
(702) 586-9296

Mr. Robert Eastman
Principal Planner
Planning and Zoning Department
City of North Las Vegas
2250 Las Vegas Boulevard North
North Las Vegas, NV 89030

**Re.: Letter of Intent for Ann Willis Project (Comprehensive Land Plan Amendment
Rezoning and Tentative Map)
(APN: 124-30-802-022)**

Mr. Eastman,

On behalf of Century Communities, we have provided this Letter of Intent and correlating submittal requirements for the **Comprehensive Land Plan Amendment, Zone Change and Tentative Map** for the subject project. **Our client is proposing to Re-Zone the subject project from the current R-3 zoning designation to R-CL (Single-Family Compact Residential), as well as process a Comprehensive Land Plan Amendment from Multi-Family to Single Family Medium in support of the proposed R-CL zoning.**

Site Description

The project is located on the east side of Willis Street, approximately 420 LF north of the intersection of Ann Road and Willis Street within the City of North Las Vegas. The project site is commonly known as APN: 124-30-802-022 and is comprised of 8.76± gross acres. The site is bounded to the north existing R-1 zoned residential project, to the south and east by commercial zoned projects (both C-P and C-2), and a PUD parcel to the west.

Comprehensive Land Plan Amendment, Zone Change and Tentative Map

The project site has a land use designation and zoning designation of **R-3 (Multi-Family)** and **Multi-Family**, respectfully. The applicant is proposing to develop 54 residential lots for a density of 6.1 units per acre, well below the 25 units per acre allowed within the R-3 zoning and the 7.99 units per acre allowed within the R-CL zoning district. The applicant is seeking a Comprehensive Plan Amendment and re-zoning to accommodate the proposed single-family lots size (3,600 sf minimum lot, average lot size of 4,057 sf) within proposed R-CL zoning and a land use designation of Single-Family, respectively.

The proposed R-CL zoning requires a minimum 600 sf of open space per residential lot. Said calculation yields 32,400 sf of open space required for the proposed 54 lots within the proposed community. The current site plan yields 27,587 sf of open space on-site and 6,601 sf of open space along the property

perimeter fronting Willis Street for a cumulative 34,188 sf of open space, well above the required 32,400 sf of open space required for this project. The developer will provide amenities within both the on-site & perimeter open space areas. The amenities may be comprised of a tot lot with playground equipment, walking trail with sitting areas, dog stations or gathering areas with seating.

Conclusion

The overall project will be compatible with the surrounding area and will meet the goals of the City of North Las Vegas Title 17 Zoning Ordinance criteria. If you have any questions or need any additional information, please feel free to call our office at (702) 586-9296.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Rusty Schaeffer', with a horizontal line extending to the right.

Rusty Schaeffer
Principal - Residential

Neighborhood Meeting Summary
Ann Road / Willis Street
APN: 124-30-802-022
June 19, 2017

The neighborhood meeting regarding the proposed rezoning and comprehensive plan amendment for property located near Ann Road and Willis Street was held at the Aliante Library on Monday, June 19, 2017. One (1) neighbor was in attendance.

The neighbor in attendance was pleased with the single family residential use that the rezoning and comprehensive plan amendment is proposing. He did not have any concerns about the proposed project.

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.

 PARCEL BOUNDARY
 SUB BOUNDARY
 PMLD BOUNDARY
 ROAD EASEMENT
 MATCH / LEADER LINE
 HISTORIC LOT LINE
 HISTORIC SUB BOUNDARY
 HISTORIC PMLD BOUNDARY
 SECTION LINE

CONDOMINIUM UNIT	007	ROAD PARCEL NUMBER
AIR SPACE PCL	001	PARCEL NUMBER
RIGHT OF WAY PCL	1.00	ACREAGE
SUB-SURFACE PCL	202	PARCEL SUBSEQUENCE
PB 24-45 PLAT RECORDING		
5	BLOCK NUMBER	
5	LOT NUMBER	
GL 5	GOV LOT NUMBER	

Scale: 1" = 200'	Rev: 02/22/2011
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MAP		S 2 SE 4	
8	4	8	4
5	1	5	1
6	2	6	2
7	3	7	3
8	4	8	4
5	1	5	1

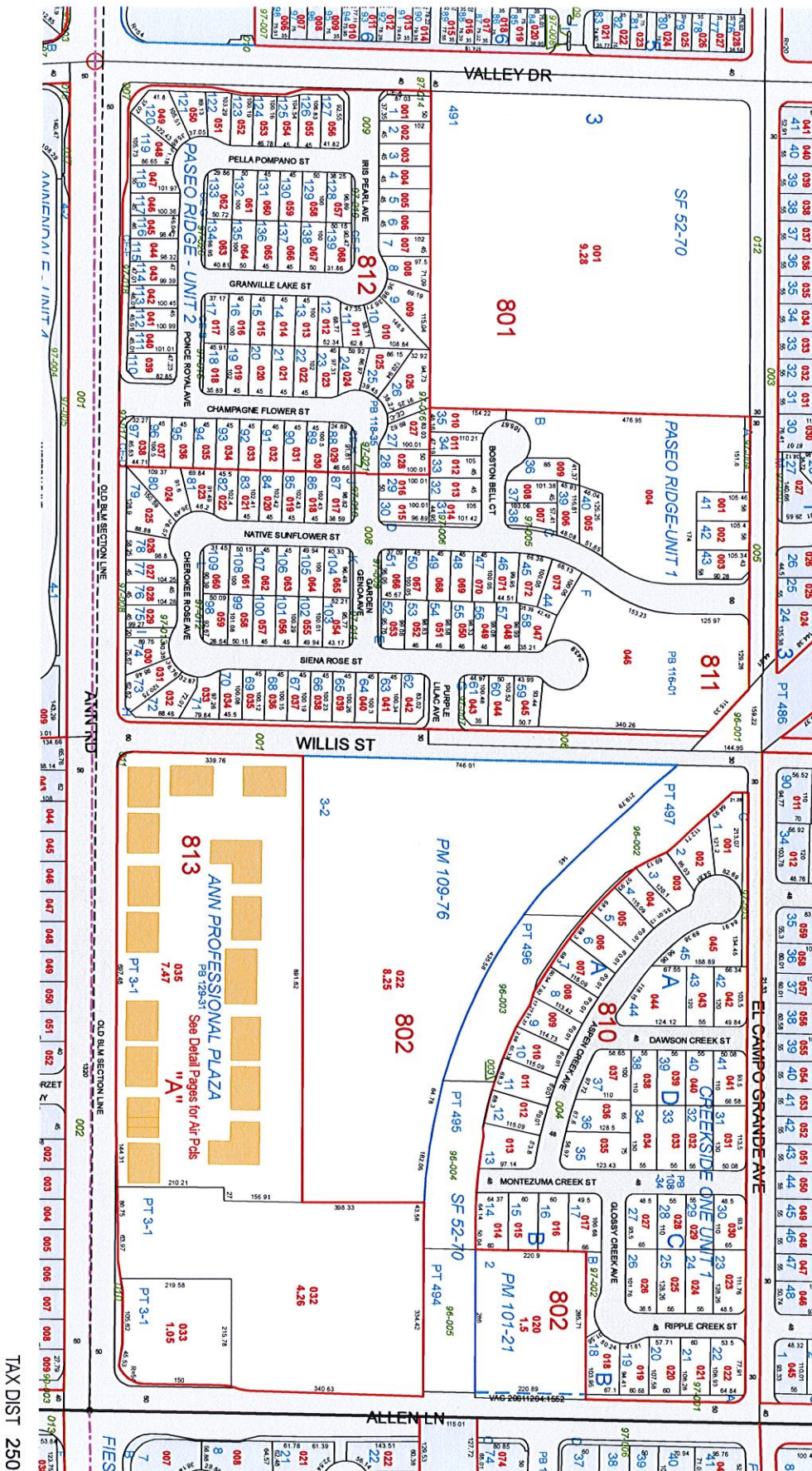


BOOK
T19S R61E

SEC.
30

MAP
S 2 SE 4

124-30-8

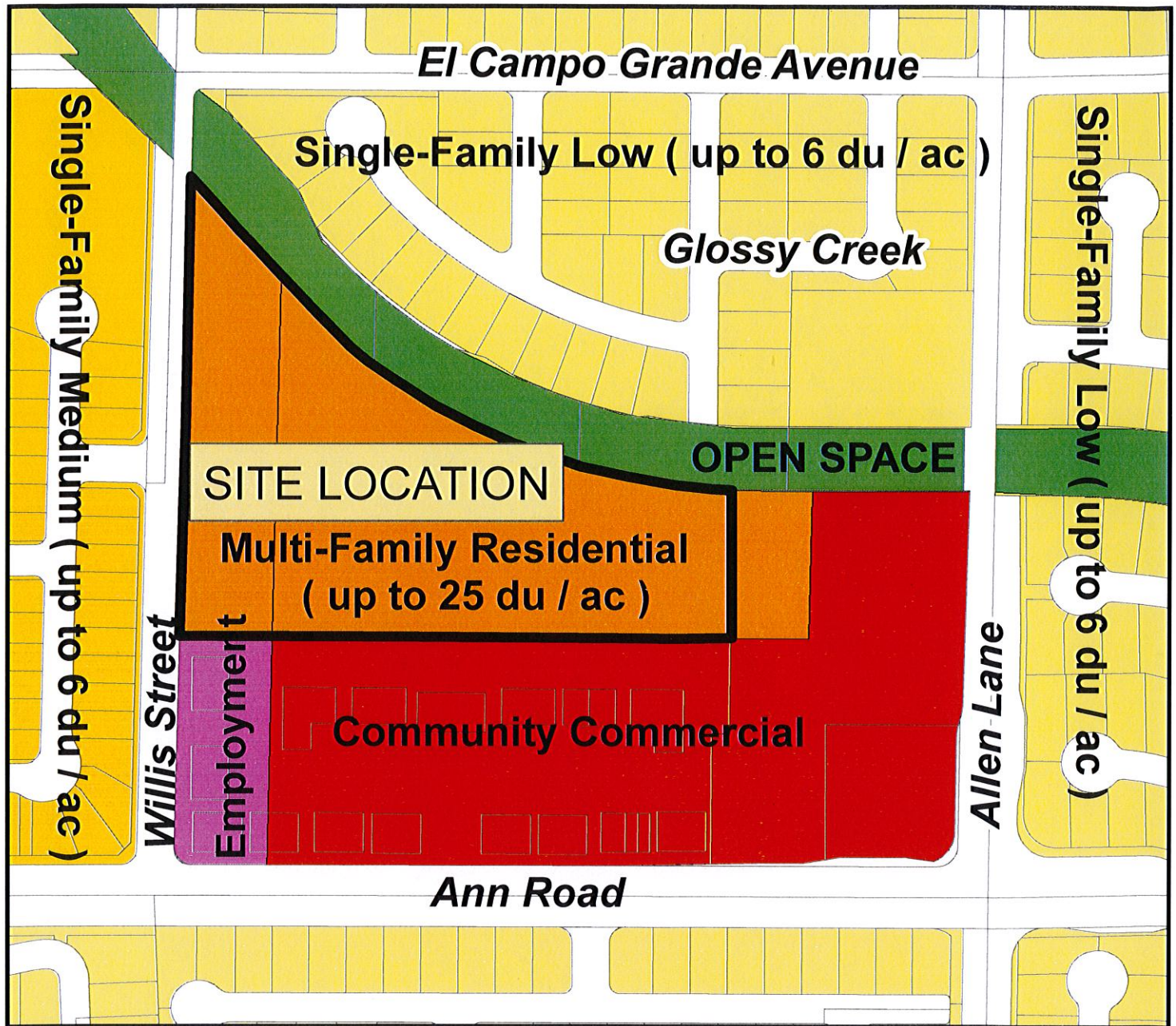


TAX DIST 250



THE CITY OF NORTH LAS VEGAS

Comprehensive Plan Map



Applicant: Century Communities of Nevada c/o Rick Barron
Application Type: Comprehensive Plan Amendment
Request: Change from Multi-Family to Single-Family Medium
Project Info: Approximately 339 feet north of the NEC of Ann Road and Willis Street
Case Number: AMP-08-17

7/5/2017

