

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.

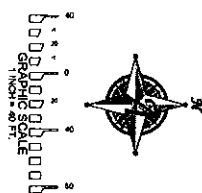
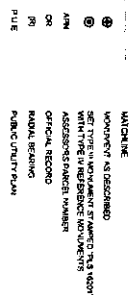
Sincerely,

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

Rusty Schaeffer  
Principal - Residential

ANN & WILLIS  
APN: 124-30-802-022

APN: 124-30-802-022



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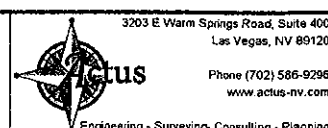
## CITY OF NORTH LAS VEGAS BENCHWARMER

CLARK COUNTY VERMONT, CONTINUED, 2000, BASED ON 1997  
AMERICAN PERIODICAL DATA OF VERMONT (P. 86)

BRING ALL OR LOT 3-2 AS SHOWN ON THAT CERTAIN PLAT, MAP RECORDED IN FILE 109 OF SAJCE, MAPS AT PAGE 76, OFFICIAL RECORDS OF CLARK COUNTY, NEVADA, LYING WITHIN THE SOUTHEAST QUARTER OF A OF THE SOUTHEAST QUARTER OF A OF CANGEVED 19 SOUTH RANGE 01 EAST, T10 N, CITY OF NORTH LAS VEGAS, CLARK COUNTY, NEVADA.

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NAME	ADDRESS
BANDY	1000
CURRY VOR	1000
POST OFFICE	1000
PARTIAL	1000



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.



# 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 MAP REDUCED FROM 11X17 ORIGINAL.

## MAP LEGEND

- PARCEL BOUNDARY
- SUB BOUNDARY
- ROAD BOUNDARY
- RIGHT OF WAY P.C.L.
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- SECTION LINE
- CONDOMINIUM UNIT
- AIR SPACE P.C.L.
- RIGHT OF WAY P.C.L.
- 202 PARCEL SUBSIDED NUMBER
- PB 24-45 PLAT RECORDING NUMBER
- 5 BLOCK NUMBER
- 6.5 LOT NUMBER

BOOK	SEC.	MAP
T19S R61E	30	S 2 SE 4

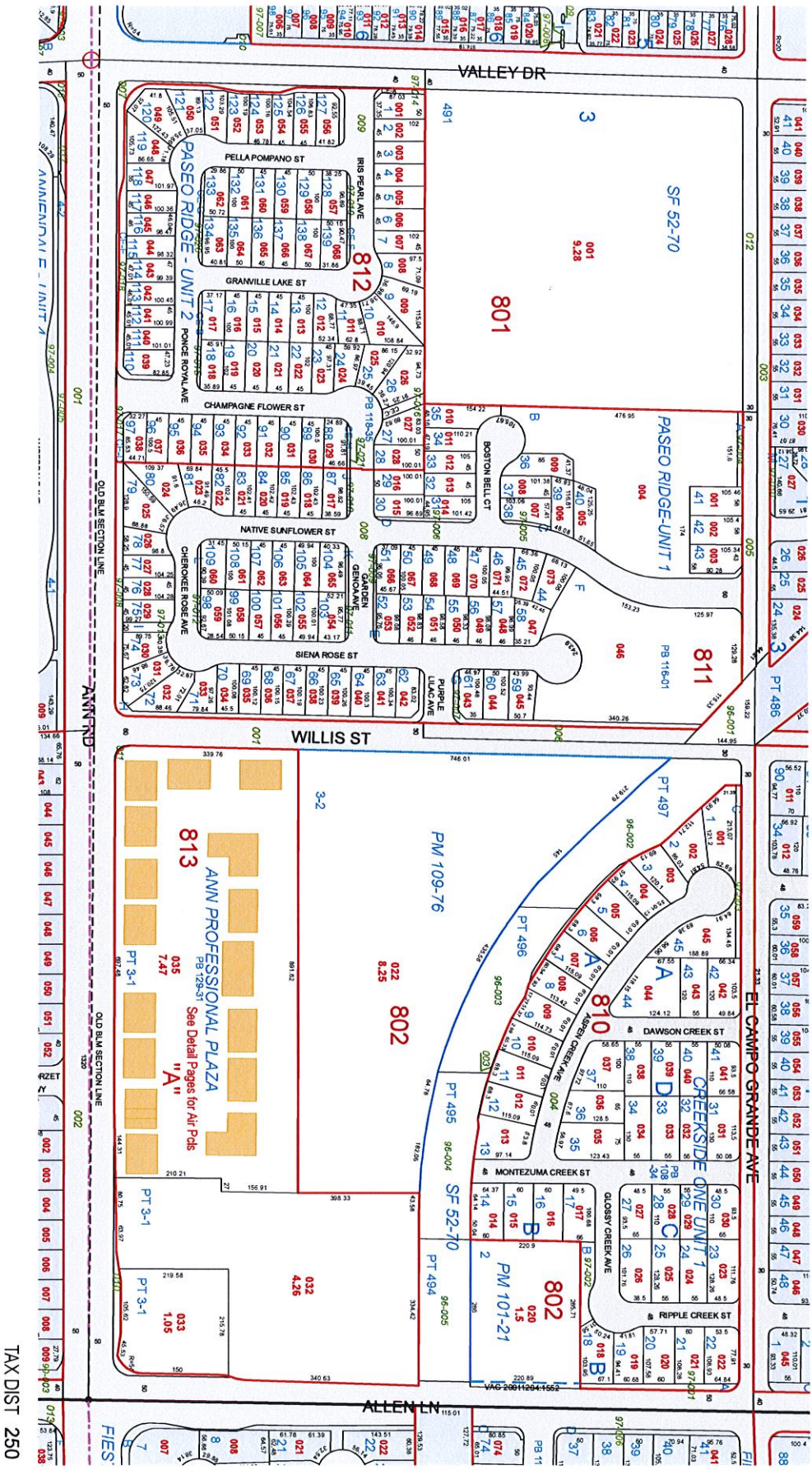
Scale: 1" = 200'	Rev: 02/22/2011
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124-30-8

## ASSESSOR'S PARCELS - CLARK CO., NV.

Michele W. Shafer - Assessor



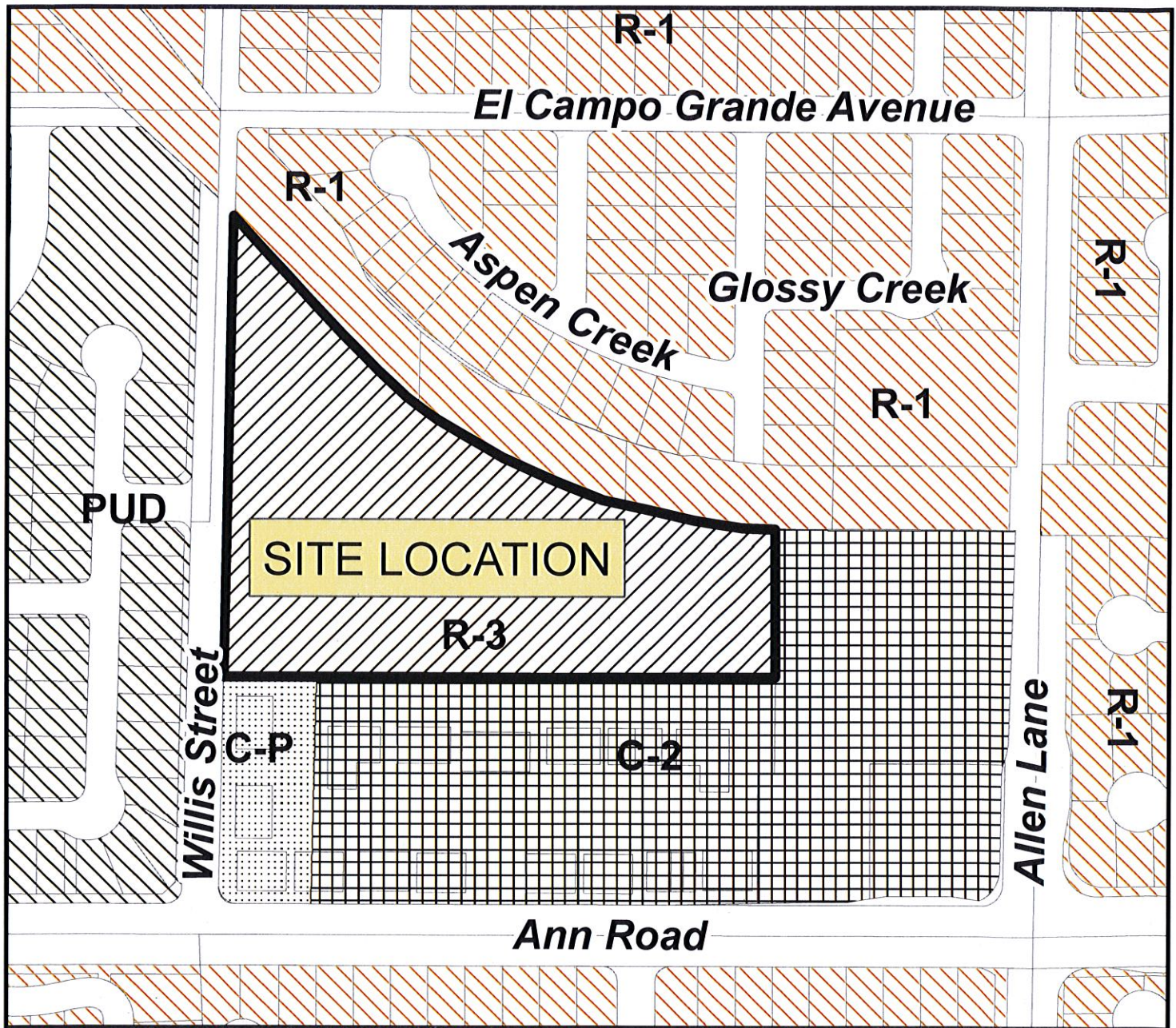
TAX DIST 250





# THE CITY OF NORTH LAS VEGAS

## Location & Zoning Map



Applicant: Century Communities of Nevada c/o Rick Barron  
Application Type: Property Reclassification  
Request: From R-3, Multi-Family Residential District,  
to R-CL, Single-Family Compact Lots Residential District  
Project Info: Approximately 339 feet north of the NEC of Ann Road and Willis Street  
Case Number: ZN-23-17

7/5/2017

