

REVISED

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LETTER OF INTENT
T-MAP-04-2023
MAY 08, 2023

May 8, 2023

VIA ONLINE SUBMITTAL

COMPREHENSIVE PLANNING DEPARTMENT
2250 Las Vegas Blvd. North
North Las Vegas, Nevada 89106

**Re: Justification Letter – Zone Change and Tentative Map
Century Communities of Nevada, LLC
APNs: 124-34-701-034; 045; 054; 059; and 124-37-701-046**

To Whom It May Concern:

Please be advised this office represents Century Communities of Nevada, LLC (the “Applicant”) in the above-referenced matter. The proposed project is located on approximately 14.12 acres and is generally located on the southwest corner of North 5th Street and East Washburn Road. The property is more particularly described as APNs: 124-34-701-034; 045; 054; 059; and 124-37-701-046 (the “Site”). The Applicant is proposing a residential subdivision consisting of detached single-family homes. As such, the Applicant is requesting a zone change from Ranch Estates (R-E) and Neighborhood Commercial District (C-1) to Single-Family Compact Lot (R-CL) and a tentative map.

The Site is currently split-zoned R-E and C-1, with a master plan designation of Mixed-Use Neighborhood. The Applicant is requesting a property reclassification to R-CL to allow for a detached single-family residential subdivision, consisting of 99 lots, with a proposed density of 7.01 dwelling units/acre. The Applicant is proposing 41,818 square feet of open space, where 25,988 square feet is required. There will be one point of ingress and egress from North 5th Street. The proposed Site is designed to include 7 private streets throughout the development, all of which will be 47 feet wide. The lots will range in size from 3,600 square feet to 5,614 square feet.

The proposed layout and lot sizes are appropriate for the Site and compatible with the surrounding community as it sits on the corner of two heavily travelled right-of-ways, and is across the street from Mojave High School. The majority of the area consists of mid-to higher density residential uses. To the east are existing single-family residential subdivisions zoned PUD/PID with lot sizes started at approximately 3,500 square feet. To the west of the Site is a church and existing single-family residential subdivisions, with lot sizes ranging from approximately 6,000 square feet to 8,300 square feet. To the southwest of the Site, located on the southeast corner of West La Madre Way and North Commerce Street is an existing single-family residential subdivision, zoned R-CL.

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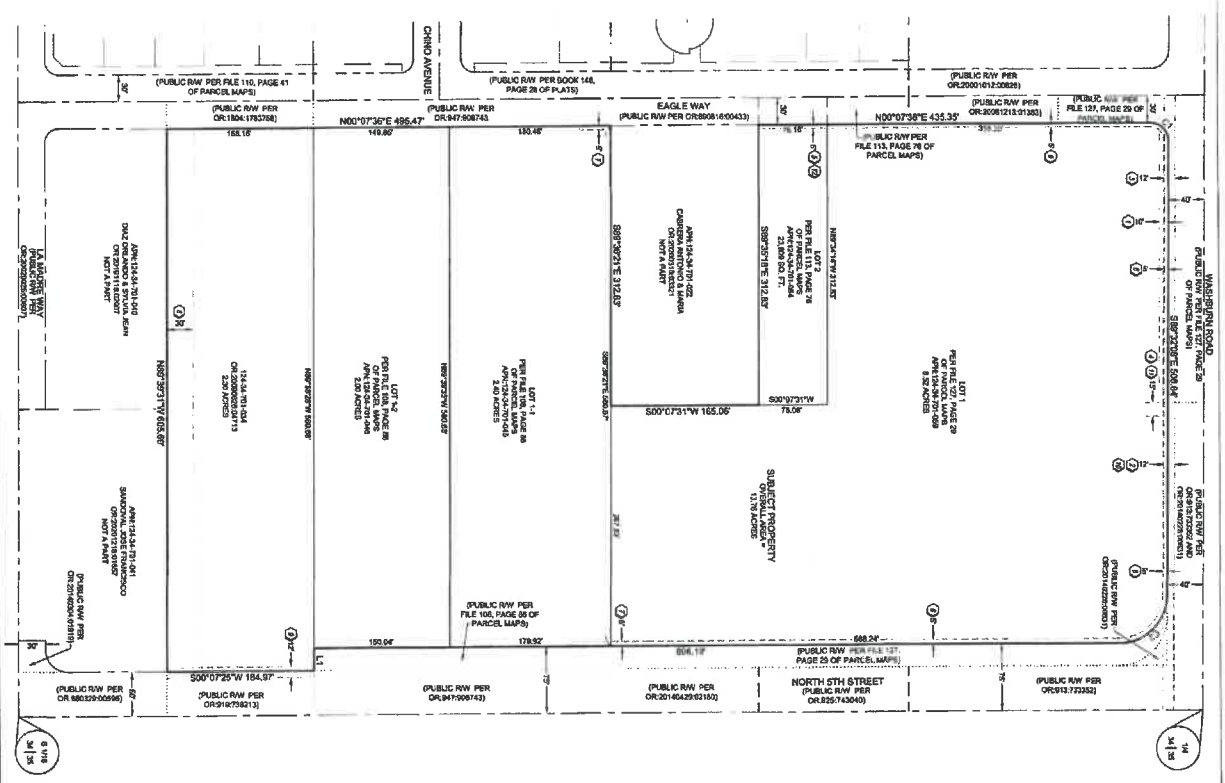
Thank you in advance for your time and consideration regarding this application. Should you have any questions, please feel free to contact me.

Sincerely,

KAEMPFER CROWELL



Lexa D. Green

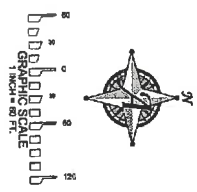


LEGEND

- EXISTING EASEMENT NOTES
- 1. PUBLIC UTILITY EASEMENT PER BOOK 002, INSTRUMENT NUMBER 00000 OF OFFICIAL RECORDS.
- 2. PUBLIC UTILITY EASEMENT PER BOOK 002, INSTRUMENT NUMBER 00000 OF OFFICIAL RECORDS.
- 3. PUBLIC UTILITY EASEMENT PER BOOK 002, INSTRUMENT NUMBER 00000 OF OFFICIAL RECORDS.
- 4. PUBLIC UTILITY EASEMENT PER BOOK 002, INSTRUMENT NUMBER 00000 OF OFFICIAL RECORDS.
- 5. PUBLIC UTILITY EASEMENT PER BOOK 002, INSTRUMENT NUMBER 00000 OF OFFICIAL RECORDS.
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- 9. PUBLIC UTILITY EASEMENT PER BOOK 002, INSTRUMENT NUMBER 00000 OF OFFICIAL RECORDS.
- 10. PUBLIC UTILITY EASEMENT PER BOOK 002, INSTRUMENT NUMBER 00000 OF OFFICIAL RECORDS.
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- 12. PUBLIC UTILITY EASEMENT PER BOOK 002, INSTRUMENT NUMBER 00000 OF OFFICIAL RECORDS.
- 13. PUBLIC UTILITY EASEMENT PER BOOK 002, INSTRUMENT NUMBER 00000 OF OFFICIAL RECORDS.
- 14. PUBLIC UTILITY EASEMENT PER BOOK 002, INSTRUMENT NUMBER 00000 OF OFFICIAL RECORDS.
- 15. PUBLIC UTILITY EASEMENT PER BOOK 002, INSTRUMENT NUMBER 00000 OF OFFICIAL RECORDS.
- 16. PUBLIC UTILITY EASEMENT PER BOOK 002, INSTRUMENT NUMBER 00000 OF OFFICIAL RECORDS.
- 17. PUBLIC UTILITY EASEMENT PER BOOK 002, INSTRUMENT NUMBER 00000 OF OFFICIAL RECORDS.
- 18. PUBLIC UTILITY EASEMENT PER BOOK 002, INSTRUMENT NUMBER 00000 OF OFFICIAL RECORDS.
- 19. PUBLIC UTILITY EASEMENT PER BOOK 002, INSTRUMENT NUMBER 00000 OF OFFICIAL RECORDS.
- 20. PUBLIC UTILITY EASEMENT PER BOOK 002, INSTRUMENT NUMBER 00000 OF OFFICIAL RECORDS.

CURVE	TABLE	TABLE	TABLE
C1	10.00'	10.00'	10.00'
C2	10.00'	10.00'	10.00'
C3	10.00'	10.00'	10.00'

LINE	TABLE	TABLE	TABLE
L1	10.00'	10.00'	10.00'
L2	10.00'	10.00'	10.00'
L3	10.00'	10.00'	10.00'



Neighborhood Meeting Summary
Century Communities | Washburn and North 5th Street

A neighborhood meeting was held on May 1, 2023 at the Aliante Library, located at 2400 Deer Springs Way, Las Vegas, Nevada 89084, regarding a detached, single-family residential subdivision.

The neighborhood meeting began at 5:30 p.m. to discuss a proposed zone change from C-1 and R-E to R-CL, a master plan amendment from Mixed-Use Neighborhood to Single-Family Medium, at the southwest corner of Washburn Road and North 5th Street. Lexa Green from Kaempfer Crowell was present to represent the project, along with Rusty Schaeffer with Actus Engineering and Joe Genovese with Century Communities. Nine (9) neighbors were present at the neighborhood meeting, in addition to Councilwoman Garcia-Anderson. The following concerns were expressed by neighbors: The expansion of North 5th Street south of East La Madre Way; egress and ingress onto North 5th Street and resulting traffic; maintaining the privacy of the existing neighbor located at 5120 Eagle Way, North Las Vegas, Nevada 89031; and speeding/drag strip on Eagle Way.

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" = 200'

MAP LEGEND

- PARCEL BOUNDARY
- SUB BOUNDARY
- ROAD EASEMENT
- RIGHT OF WAY PCL
- CONDOMINIUM UNIT
- AIR SPACE PCL
- RIGHT OF WAY PCL
- SUB-SURFACE PCL
- 202 PARCEL SUBSID NUMBER
- 202 PARCEL RECORDING NUMBER
- 5 LOT NUMBER
- 5 BLOCK NUMBER
- 5 GOV LOT NUMBER

119S R61E

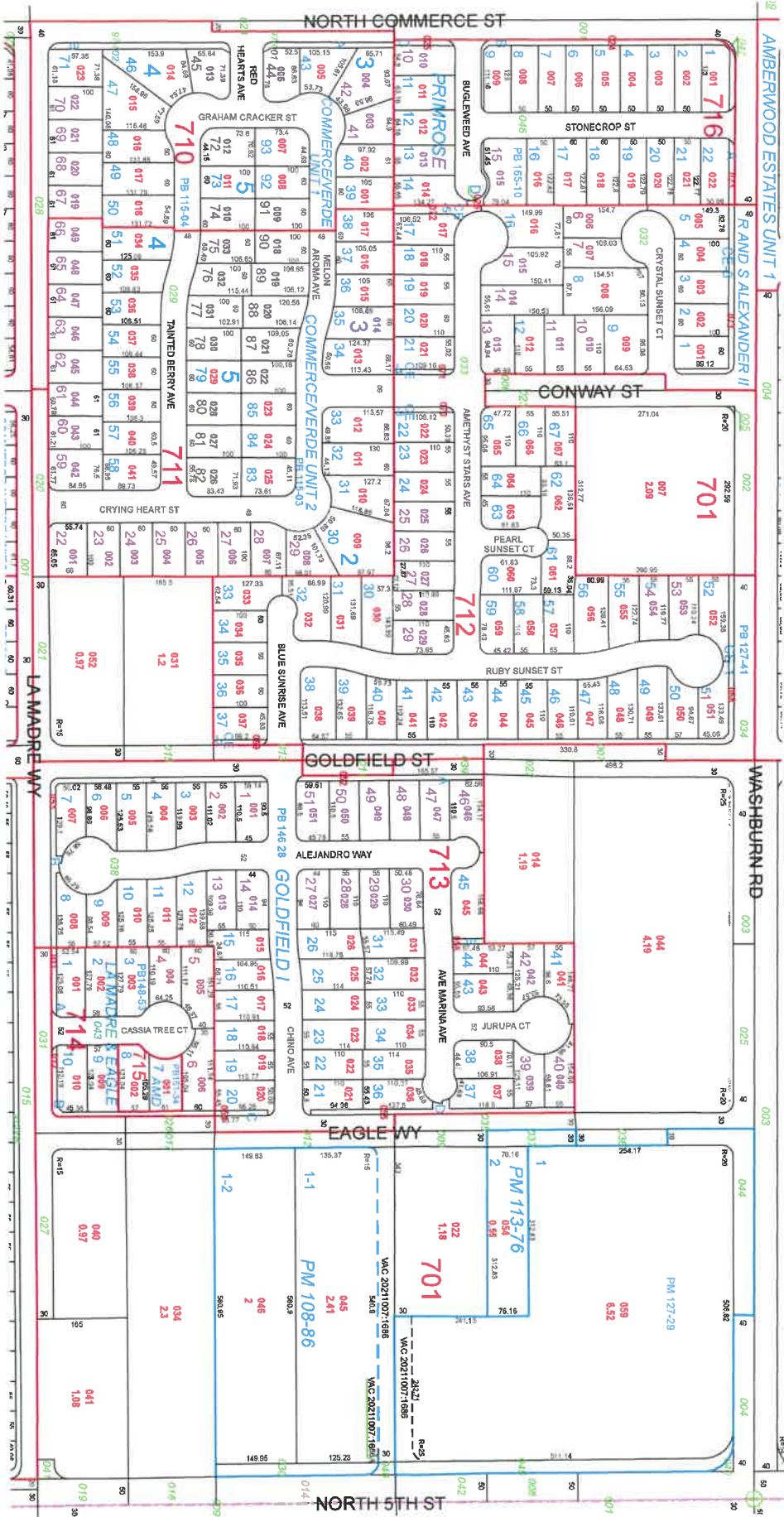
100	101	102
125	124	123
138	139	140
163	162	161

Scale: 1" = 200'

1	2	3	4	5	6	7	8	9	10
11	12	13	14	15	16	17	18	19	20
21	22	23	24	25	26	27	28	29	30
31	32	33	34	35	36	37	38	39	40

Rev: 3/3/2022

1	2	3	4	5	6	7	8	9	10
11	12	13	14	15	16	17	18	19	20
21	22	23	24	25	26	27	28	29	30
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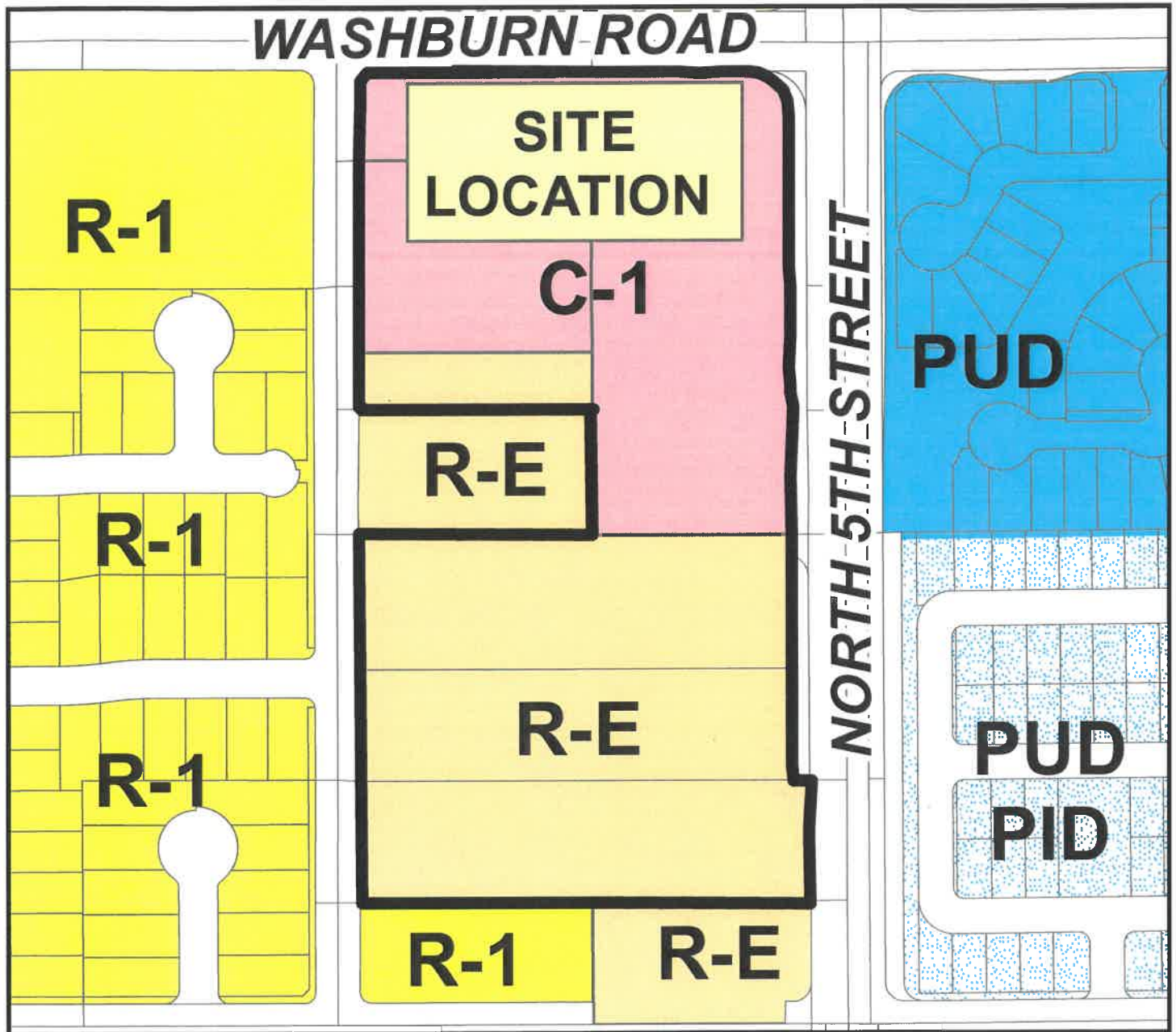


TAX DIST 254



THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: Century Communities
Application Type: Property Reclassification
Request: R-E (Ranch Estates District) and C-1 (Neighborhood Commercial District)
to R-CL (Single-Family Compact Lot Residential District)
Project Info: Southwest corner of North 5th Street and Washburn Road
Case Number: ZN-05-2023

05/08/2023

