

REVISED

LAS VEGAS OFFICE
1980 Festival Plaza Drive, Suite 650
Las Vegas, NV 89135
T: 702.792.7000
F: 702.796.7181

KAEMPFER

CROWELL

LEXA D. GREEN
lgreen@kcnvlaw.com
D: 702.792.7000

AMP-06-2023 REVISED LETTER OF INTENT 7/5/2023

July 5, 2023

VIA ONLINE SUBMITTAL

City of North Las Vegas
Planning & Zoning
2250 Las Vegas Boulevard North
North Las Vegas, NV 89030

**Re: *Justification Letter – Comprehensive Plan Amendment and 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 comprehensive plan amendment and a zone change.

The Site is comprised of six (6) parcels currently master planned Mixed-Use Neighborhood and zoned Ranch Estates (R-E). The Applicant is requesting to change the comprehensive plan to Multi-Family and a rezoning to High Density Residential District (R-4) to allow for a future multi-family residential development.

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 change and amendment to the comprehensive plan 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 compliment the proposed casino and other commercial uses in the area.

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.

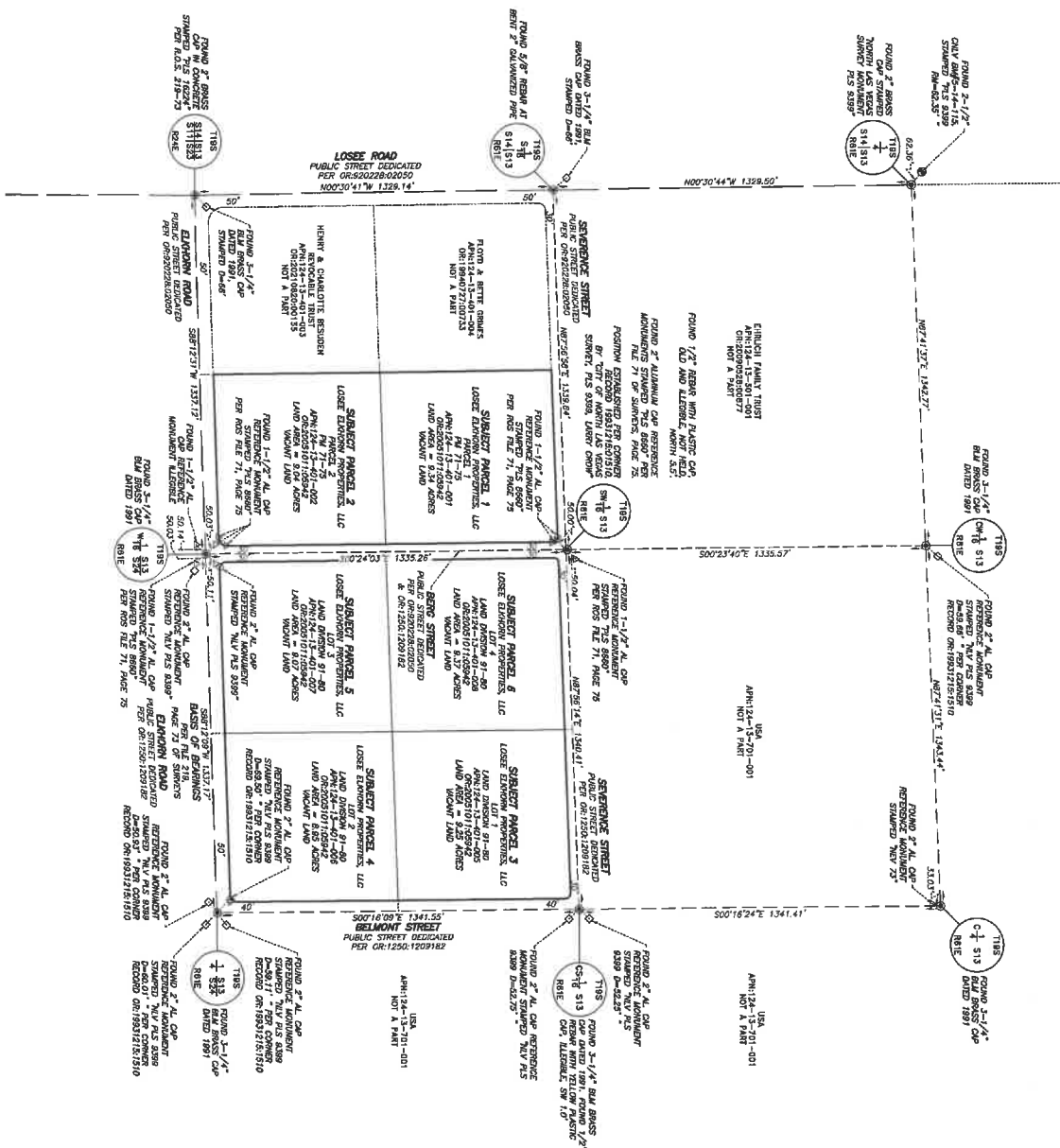
Sincerely,

KAEMPFER CROWELL



Lexa D. Green

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



NOTE:
SEE SHEET 3 FOR SUBJECT PARCEL BOUNDARY INFORMATION.

AMERICAN NEVADA COMPANY

APN'S: 124-13-401-001, 002, 005, 006, 007 & 008

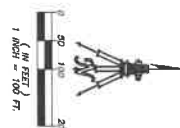
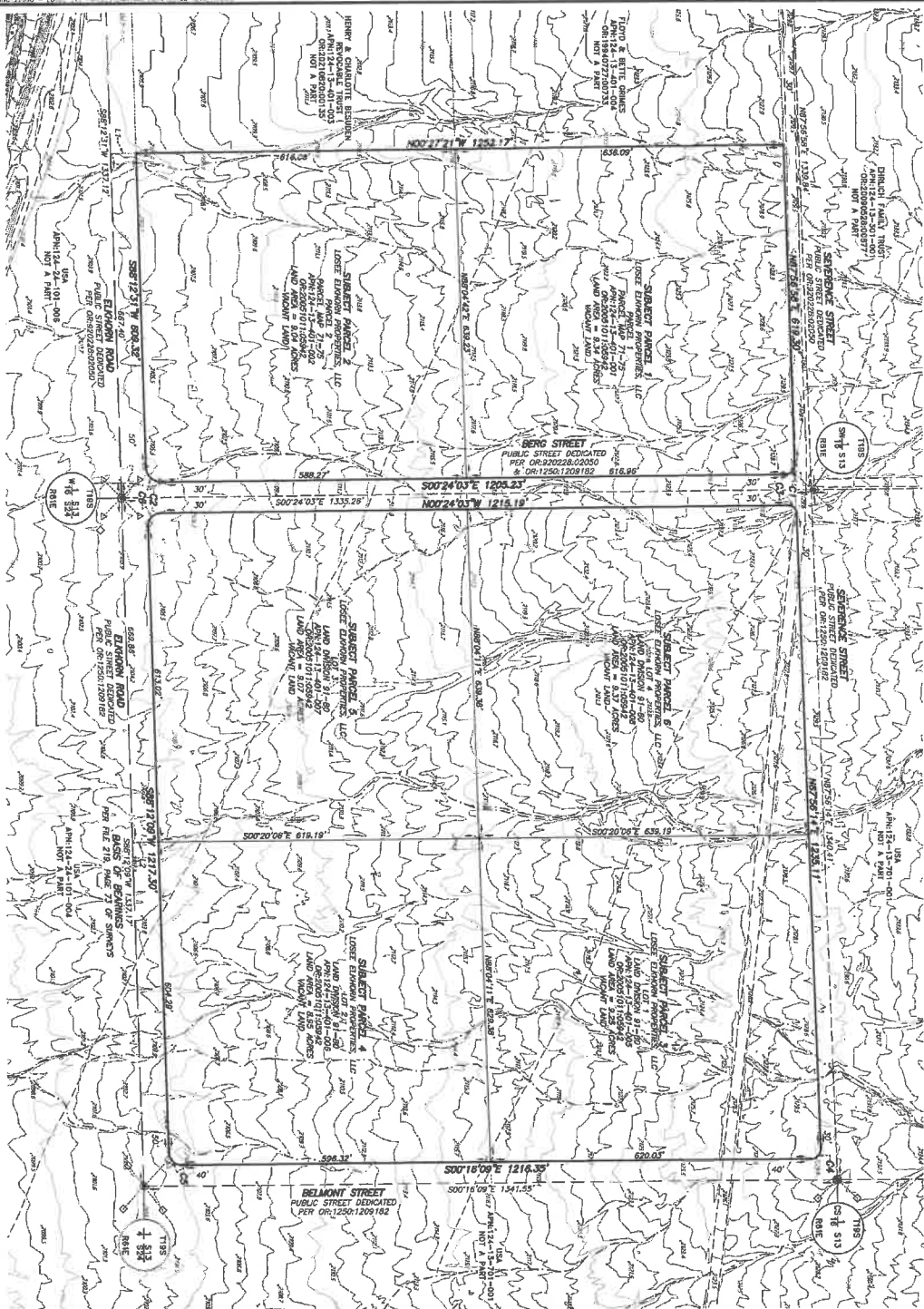
OVERALL BOUNDARY SURVEY ANALYSIS

ALTA/NSPS LAND TITLE SURVEY

[illegible]

WALLACE MORRIS KLINE
SURVEYING, LLC.
LAND SURVEY CONSULTING
6525 WEST WARM SPRINGS ROAD,
SUITE 100, LAS VEGAS, NEVADA 89118
PH:702.212.3967 FX:702.212.3963

ALTA/NSPS LAND TITLE SURVEY



LINE	BEARING	DISTANCE
11	S01°42'22"E	50.00'
12	S01°47'31"E	50.00'

	SUBJECT PROPERTY
	DOWNSTREAM LINE
	LOT LINE
	SECTION LINE
	QUARTER SECTION LINE
	SIXTEENTH SECTION LINE
	ADJOINING LOT LINE
	TIE LINE
	OPTICAL REDUCES
	ASSESSOR'S PHOENIX NUMBER
	MOON LANE
	MOON LANE SEQUANT
	LABEL SEGMENT
	CAME LABEL, SEQUANT
	TITLE REPORT EXCISEMENT
	PENDING MONUMENTIZATION AS
	AND RECORDED ON
	SHEET 2
	POINT REFERENCE MONUMENT
	AS SHOWN AND DESCRIBED ON
	SHEET 2
	CD 216 CPT MAP MONUMENTATION
	DARY PROPERTY
	EDGE OF ASPHALT
	FENCE LINE
	GATEPOST
	MAJOR CORNER (7' INTERVAL)
	MINOR CORNER (1' INTERVAL)
	TOTAL
	WALK
	THATYR DAY
	THATYR SOUV
	THATYR HANGINGS
	APPROXIMATE PRESENT
	SHOT ELEVATION

_x2006.7

[illegible]

WALLACE MORRIS KLINE
SURVEYING, LLC.
LAND SURVEY CONSULTING
6525 WEST WARM SPRINGS ROAD,
SUITE 100, LAS VEGAS, NEVADA 89118
PH:702.212.3967 FX:702.212.3963

DATE: 6/17/2002		AMERICAN NEVADA COMPANY	
DRAWN BY: [redacted]		APN'S: 124-13-401-001, 002, 005, 006, 007 & 008	
CHECKED: [redacted]		BOUNDARY / TOPOGRAPHIC SURVEY ANALYSIS	
SHEET 3		ALTA/NSPS LAND TITLE SURVEY	
SCALE: AS SHOWN			
PROJECT: [redacted]			
JOB: [redacted]			
SHEET 3			

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' WHEN MAP REDUCED FROM 11X17 ORIGINAL

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: 1" = 200' WHEN MAP REDUCED FROM 11X17 ORIGINAL

MAP LEGEND
 PARCEL BOUNDARY
 SUB BOUNDARY
 PMAD BOUNDARY
 ROAD EASEMENT
 MATCH / LEADER LINE
 HISTORIC LOT LINE
 HISTORIC SUB BOUNDARY
 SECTION LINE
 CONDOMINIUM UNIT
 AIR SPACE PCL
 RIGHT OF WAY PCL
 SUB-SURFACE PCL

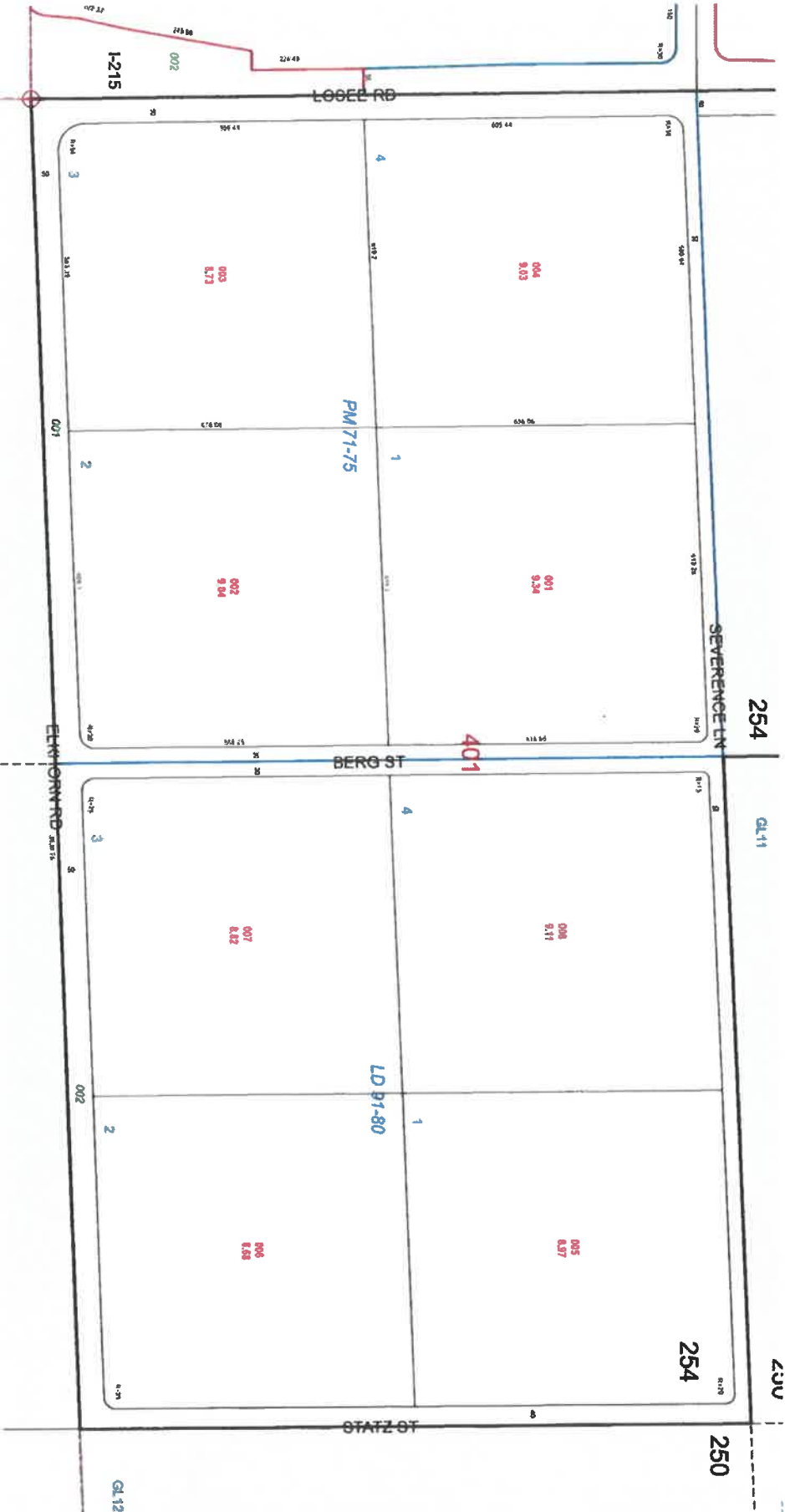
ASSESSOR'S PARCELS - CLARK COUNTY, NV.
 Briana Johnson - Assessor

001 ROAD PARCEL NUMBER
 001 PARCEL NUMBER
 100 ACREAGE
 202 PARCEL SUBSEQUENCE NUMBER
 PB 24-45 PLAY RECORDING NUMBER
 5 BLOCK NUMBER
 5 LOT NUMBER
 001 00Y LOT NUMBER

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

Scale: 1" = 200'
 Rev: 1/8/2019

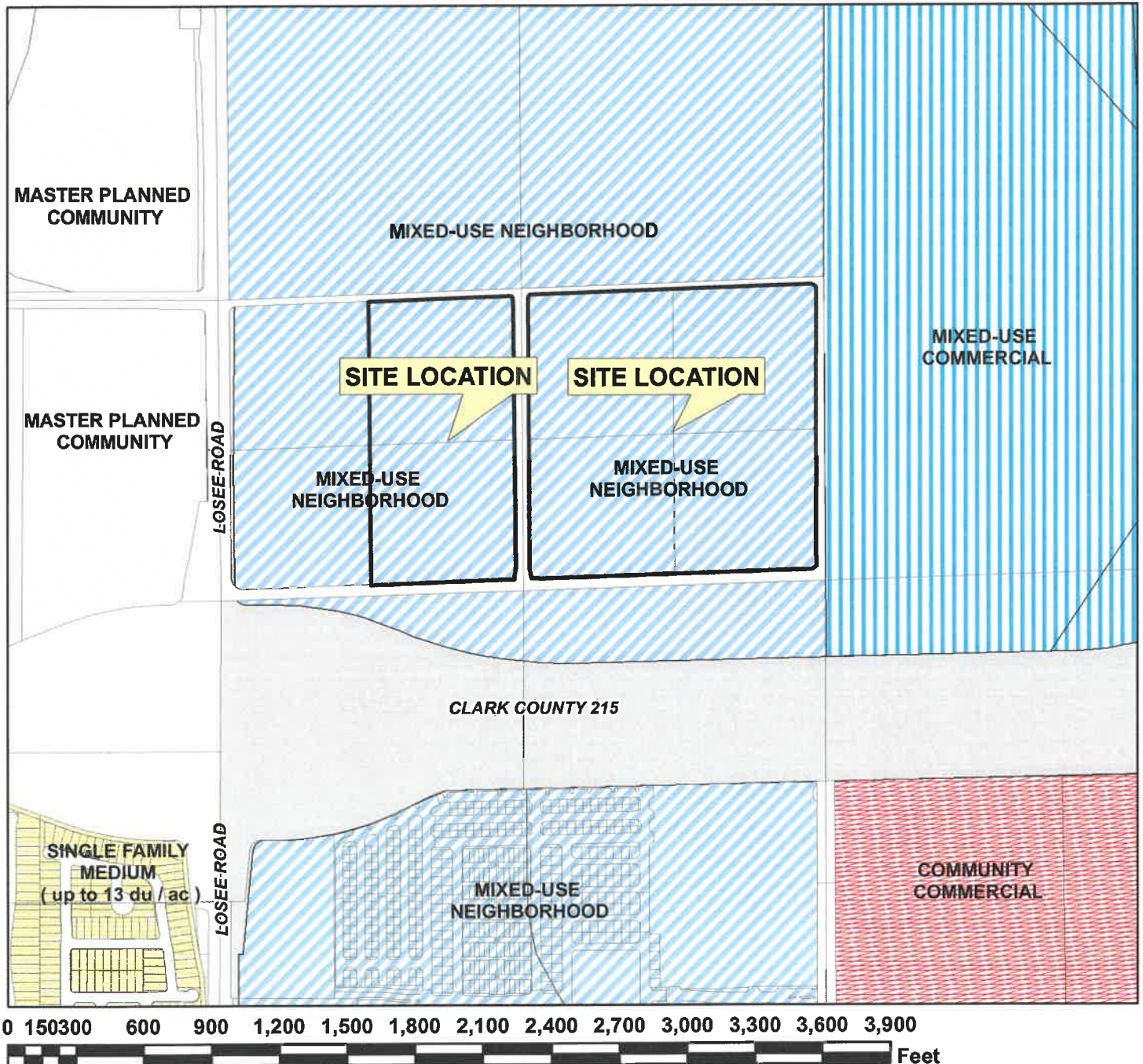
124-13-4
 S 2 SW 4
 13





THE CITY OF NORTH LAS VEGAS

Comprehensive Plan Map



Applicant: Losee Elkhorn Properties, LLC
Application Type: Comprehensive Plan Amendment
Request: Change from Mixed-Use Neighborhood to Multi-Family Residential
Project Info: Approximately 677 Feet East of the Northeast Corner of Losee Road and Elkhorn Road Alignment
Case Number: AMP-06-2023

07/03/2023

