

KAEMPFER

CROWELL

ATTORNEYS AT LAW

LAS VEGAS OFFICE

STEPHANIE HARDIE ALLEN

sallen@kcnvlaw.com

702.792.7045

Revised

08/20/2020 AMP-10-2020

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

RENO OFFICE
50 West Liberty Street
Suite 700
Reno, NV 89501
Tel: 775.852.3900
Fax: 775.327.2011

CARSON CITY OFFICE
510 West Fourth Street
Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.0257

August 20, 2020

VIA E-MAIL:

planningandzoning@cityofnorthlasvegas.com

CITY OF NORTH LAS VEGAS

2250 LAS VEGAS BOULEVARD NORTH

NORTH LAS VEGAS, NV 89030

Re: *Revised Justification Letter for an AMP to Single Family Low, ZN to PUD/R-EL, and a TM for 53 Homes at Lone Mountain Road and Allen Lane*

To Whom It May Concern:

This firm represents the applicant in the above referenced matter. The proposed project is located on several parcels on the north side of Lone Mountain Road and the west and east sides of Allen Lane within North Las Vegas ("Property"). The Property is more particularly described as Assessor's Parcel Numbers 124-31-802-008 through 011 and 124-32-401-005 through 006. The applicant is requesting an Amendment to the Master Plan to Single Family Low, a Zone Change to PUD/R-EL, and a Tentative Map to allow fifty-three (53) single family, single story, ranch-style homes on the Property.

A. Amendment to the Master Plan from Ranch Estates to Single Family Low

The Property is currently master planned for Ranch Estates. While the proposed development is for ranch-style homes allowed within the Rural Overlay, the density is approximately 3.1 units per acre so the master plan must be amended to Single Family Low. The proposed development is rural in nature with all minimum 10,000 square foot, one story homes and a horse trail around the Property. The project will look and feel like RE Ranch Estates with smaller lots and will have no adverse impacts on the area.

B. Zone Change from Ranch Estate District to PUD/R-EL

The applicant is proposing a zone change to PUD/R-EL to allow 53 homes with the intent of meeting the R-EL development requirements. The minimum lot size is 10,000 square feet with all one-story homes. A PUD is being requested as a few of the lots do not meet the 80' width requirement in an R-EL. However, all of the lots will meet the minimum lot size of 10,000 square feet. There will be space on the lots for vehicle storage and/or accessory structures. The density is below the R-EL allowed 4 units per acre with a proposed density of 3.1 units per acre. The lots have been oriented internally after neighborhood feedback requesting the lots not front onto the neighborhood streets. The requested zoning is harmonious and compatible with the Rural Overlay and the surrounding area providing large, quarter-acre, rural lots on the Property.

C. Tentative Map for 53 Homes

The proposed 53-lot tentative map has been designed to have no adverse impacts on the surrounding area and to be compatible with the surrounding rural area. The main access on the phase west of Allen Lane is on Lone Mountain Road to ensure traffic is directed away from the existing ranch estate residents. A secondary access point has been provided on Willis Street, but the primary access is on Lone Mountain. The main access on the phase east of Allen Lane is on Allen Lane to keep traffic off Kenny Way and Verde Way. If necessary, emergency access can be provided on both Kenny Way and Verde Way. All of the homes are on minimum 10,000 square foot lots with one story homes and space for RV parking. An exterior horse trail has been provided for the surrounding horse owners' benefit. The project has been designed to be rural in nature with limited street lights, rural streets and a rural feel to the overall community. The proposed project will be a great addition to the area by providing long-awaited infill development with a rural nature.

We thank you in advance for your consideration. Please do not hesitate to let me know if you have any questions or concerns.

Sincerely,

KAEMPFER CROWELL



Stephanie H. Allen

SHA/lab

**KAEMPFER
CROWELL**

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Fax: 775.327.2011

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July 28, 2020

VIA E-MAIL:

planningandzoning@cityofnorthlasvegas.com

CITY OF NORTH LAS VEGAS

2250 LAS VEGAS BOULEVARD NORTH

NORTH LAS VEGAS, NV 89030

Re: *Justification Letter for an AMP to Single Family Low, ZN to R-EL, a Waiver for Lot Width, and a TM for 53 Homes at Lone Mountain Road and Allen Lane*

To Whom It May Concern:

This firm represents the applicant in the above referenced matter. The proposed project is located on several parcels on the north side of Lone Mountain Road and the west and east sides of Allen Lane within North Las Vegas ("Property"). The Property is more particularly described as Assessor's Parcel Numbers 124-31-802-008 through 011 and 124-32-401-005 through 006. The applicant is requesting an Amendment to the Master Plan to Single Family Low, a Zone Change to R-EL, a Waiver for Lot Width, and a Tentative Map to allow fifty-three (53) single family, single story, ranch-style homes on the Property.

A. Amendment to the Master Plan from Ranch Estates to Single Family Low

The Property is currently master planned for Ranch Estates. While the proposed development is for ranch-style homes allowed within the Rural Overlay, the density is approximately 3.1 units per acre so the master plan must be amended to Single Family Low. The proposed development is rural in nature with all minimum 10,000 square foot, one story homes and a horse trail around the Property. The project will look and feel like RE Ranch Estates with smaller lots and will have no adverse impacts on the area.

B. Zone Change from Ranch Estate District to R-EL and Waiver of Lot Width

The applicant is proposing a zone change to R-EL to allow 53 homes with the intent of meeting the R-EL development requirements. The minimum lot size is 10,000 square feet with all one-story homes. There will be space on the lots for vehicle storage and/or accessory structures. The density is below the R-EL allowed 4 units per acre with a proposed density of 3.1 units per acre. The lots have been oriented internally after neighborhood feedback requesting the lots not front onto the neighborhood streets. The requested zoning is harmonious and compatible with the Rural Overlay and the surrounding area providing large, quarter-acre, rural lots on the Property.

The applicant is requesting a waiver of the required lot widths on some of the parcels wherein the lots are longer in depth than width. The R-EL zoning district requires both 10,000 square foot lots and

80-foot lot widths. In some instances, the proposed lots do not meet the required lot width but all lots meet the 10,000 square foot lot minimum.

C. Tentative Map for 53 Homes

The proposed 53-lot tentative map has been designed to have no adverse impacts on the surrounding area and to be compatible with the surrounding rural area. The main access on the phase west of Allen Lane is on Lone Mountain Road to ensure traffic is directed away from the existing ranch estate residents. A secondary access point has been provided on Willis Street, but the primary access is on Lone Mountain. The main access on the phase east of Allen Lane is on Allen Lane to keep traffic off Kenny Way and Verde Way. If necessary, emergency access can be provided on both Kenny Way and Verde Way. All of the homes are on minimum 10,000 square foot lots with one story homes and space for RV parking. An exterior horse trail has been provided for the surrounding horse owners' benefit. The project has been designed to be rural in nature with limited street lights, rural streets and a rural feel to the overall community. The proposed project will be a great addition to the area by providing long-awaited infill development with a rural nature.

We thank you in advance for your consideration. Please do not hesitate to let me know if you have any questions or concerns.

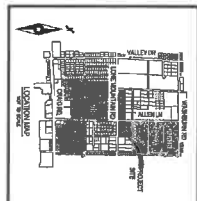
Sincerely,

KAEMPFER CROWELL



Stephanie H. Allen

SHA/lab



Westwood

Phone (702) 284-5300 5740 S. Arville Street
Fax (702) 284-5359 Suite 216
Las Vegas, NV 89118
westwoodpa.com

Westwood Professional Services, Inc.

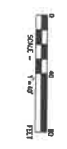
MATCHLINE
SEE SHEET BM-1 FOR CONTINUATION

LONE MOUNTAIN ROAD

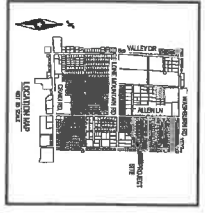
ALLEN LANE

VERDE WAY

KENNY WAY



PROJECT SUMMARY:
ACAK
LONE MOUNTAIN & ALLEN
BOUNDARY MAP
DATE: 1/21/20
DRAWN BY: JAM
CHECKED BY: JAM
PROJECT NO: SL20000000



BM-2
SHEET 2 OF 2



DATE: 1/21/20
DRAWN BY: JAM
CHECKED BY: JAM
PROJECT NO: SL20000000

**ACAK
LONE MOUNTAIN & ALLEN
BOUNDARY MAP**

NORTH LAS VEGAS, NV

NO.	DESCRIPTION	DATE	BY	APP.	DATE

Westwood
Phone: (702) 284-5100 5740 S. Aville Street
Fax: (702) 284-5199 Suite 216
Las Vegas, NV 89118
westwoodps.com
Westwood Professional Services, Inc.

NEIGHBORHOOD MEETING

You are cordially invited to attend a virtual meeting to discuss a proposed rezoning to PUD/R-EL for a single family residential development on property located near Lone Mountain Road & Allen Lane.

APN's: 124-31-802-008, 009, 010, 011,
124-32-401-005, and 006

Current Zoning:	Ranch Estates (Residential) (R-E)
Proposed Zoning:	Planned Unit Development (PUD)/Residential Estates Limited (R-EL)

Please join us on:

Date: Wednesday, September 2, 2020

Time: 5:30 p.m.

Zoom Meeting link: <https://tinyurl.com/LM-Allen1>

Meeting ID: 858 5142 3478

Password: 564714

The Zoom app may be downloaded on a smartphone or other device for free or you may visit the Zoom website at <http://zoom.us> if the above link does not work. Click on “Join a Meeting” and enter the above meeting ID and Password. Please contact Lindsay Brown with any questions at LBrown@kcnvlaw.com or (702) 792-7043.



Neighborhood Meeting Summary
Lone Mountain/Allen
September 2, 2020

Several neighborhood meetings have been held for the above project, the latest being held virtually via Zoom on September 2, 2020. A copy of the notice is attached. Stephanie Allen from Kaempfer Crowell attended on behalf of the developer. Councilman Scott Black was also in attendance.

There were approximately 20 neighbors in attendance. The sign-in sheet is attached. The purpose of the meeting was due to the application switching to a PUD. The changes to the plans based on comments from the previous meeting were discussed.

**Neighborhood Meeting Summary
Lone Mountain/Allen
June 18, 2020**

Several neighborhood meetings have been held for the above project, the latest being held virtually via Zoom on June 18, 2020. A copy of the notice is attached. Stephanie Allen from Kaempfer Crowell attended on behalf of the developer. Councilman Scott Black was also in attendance.

There were approximately 20 neighbors in attendance. The sign-in sheet is attached. Initially, the neighbors opposed anything except for 1/2 acre lots. They later discussed the possibility of 1/3 or 1/4 acre lots with conditions. Traffic issues onto Kenny Way were also discussed and have been addressed. The conditions have been added to the justification letter.

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(FREE) WHEN MAP IS REDUCED FROM 11X17 ORIGINAL.

MAP LEGEND

- PARCEL BOUNDARY
- SUB BOUNDARY
- PMAD BOUNDARY
- ROAD EASEMENT
- MATCH/LEADER LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- HISTORIC PMAD BOUNDARY
- SECTION LINE
- CONDOMINIUM UNIT
- AIR SPACE PCL
- RIGHT OF WAY PCL
- SUB-SURFACE PCL
- 007 ROAD PARCEL NUMBER
- 001 PARCEL NUMBER
- 1.00 ACREAGE
- 202 PARCEL SUBSEQ NUMBER
- PM 24-6 PLAT RECORDING NUMBER
- 5 LOT NUMBER
- 005 GOV LOT NUMBER

BOOK T19S R61E

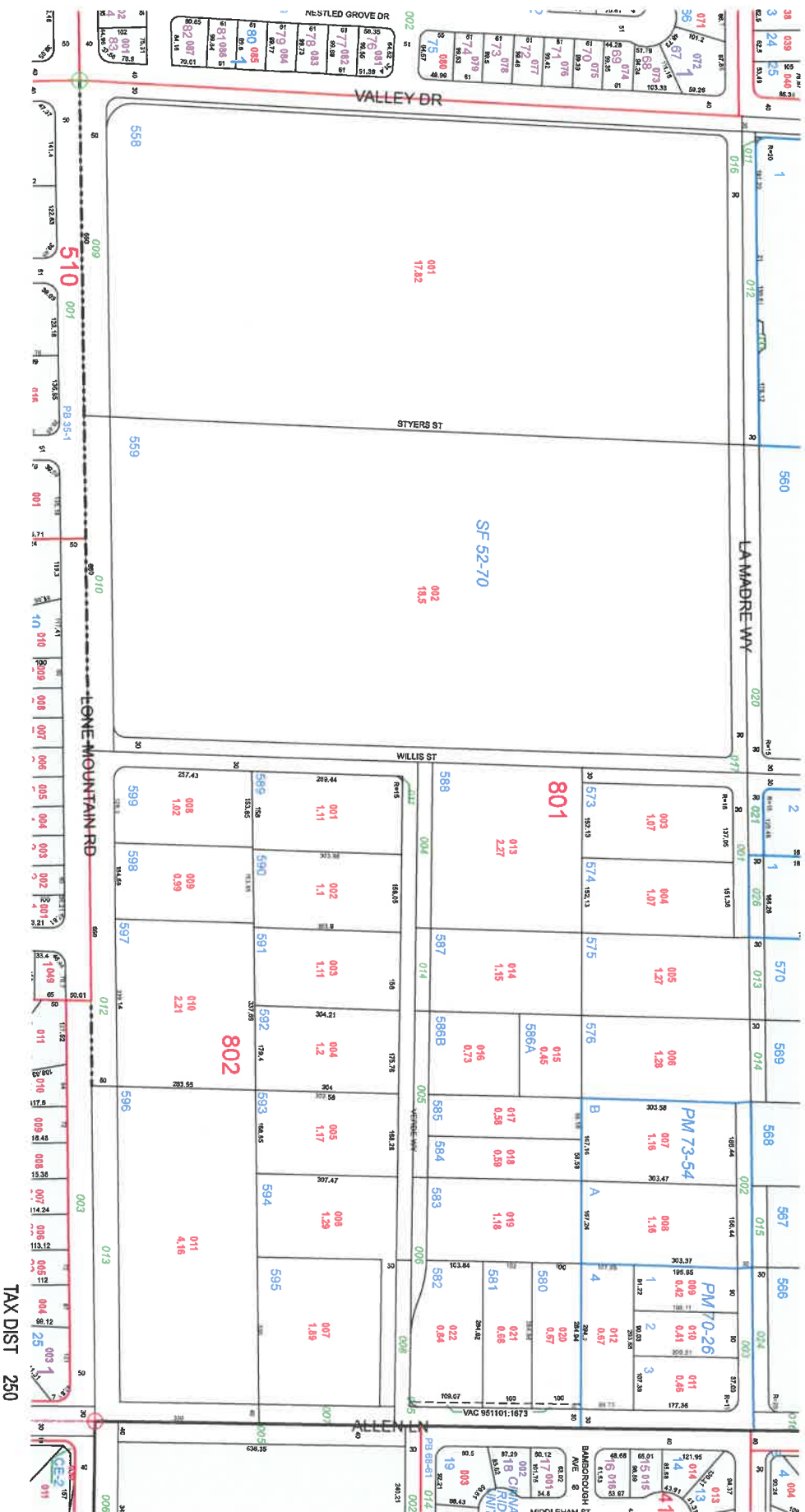
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07 138	139 140
04 163	162 161

Scale: 1" = 200'

31

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Rev: 1/8/2019



TAX DIST 250

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.

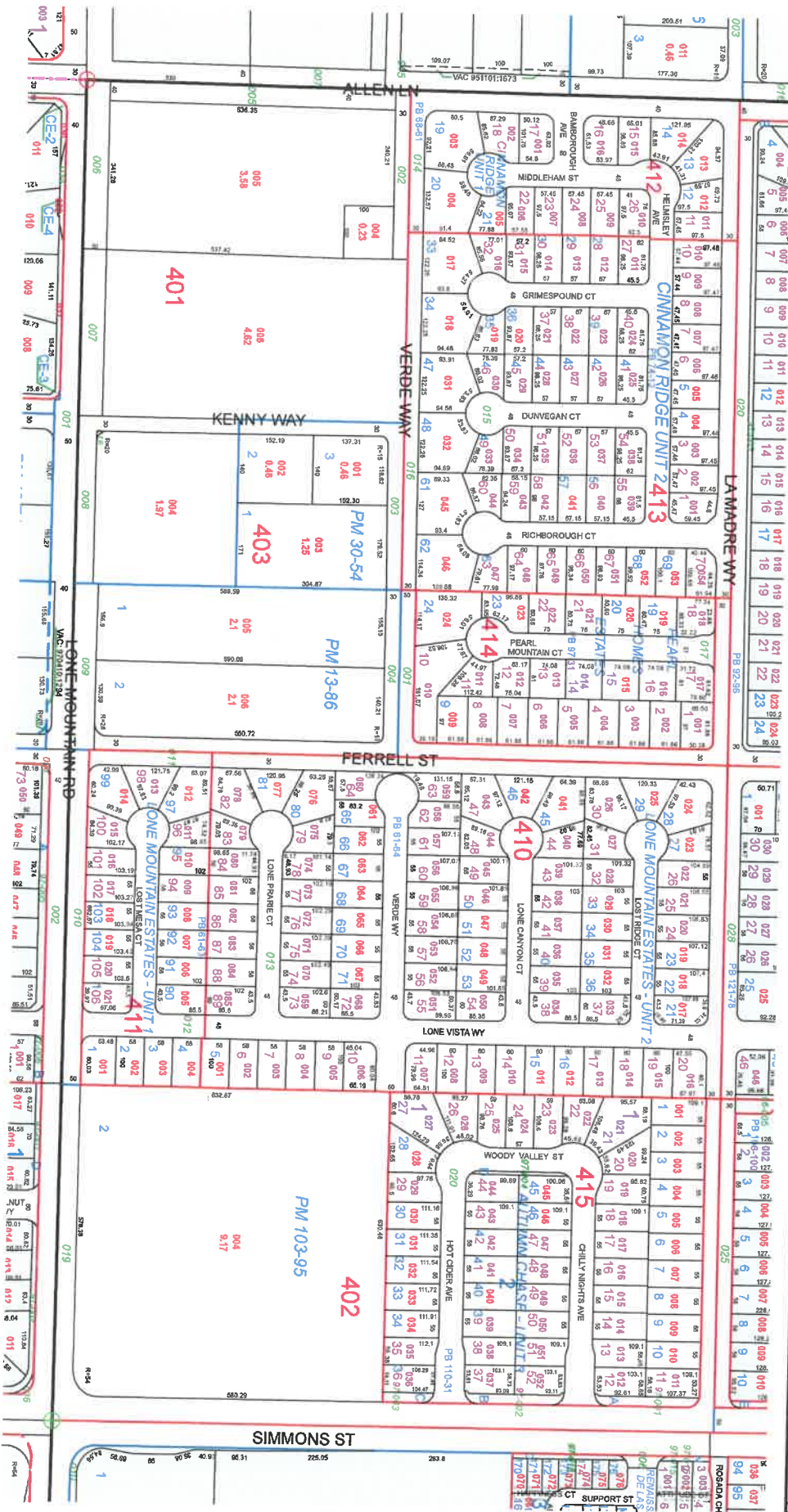
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USE THIS SCALE (FEET) WHEN MAP REDUCED FROM 11x17 ORIGINAL.

0 100 200 300 400 500 600 700 800 900 1000

- ### ASSESSOR'S PARCELS - CLARK COUNTY, NV.
- Briana Johnson - Assessor
- MAP LEGEND
- PARCEL BOUNDARY
 - SUB BOUNDARY
 - PMAD BOUNDARY
 - ROAD EASEMENT
 - MAJOR/LEADER LINE
 - HISTORIC LOT LINE
 - HISTORIC SUB BOUNDARY
 - SECTION LINE
 - CONDOMINIUM UNIT
 - AIR SPACE POL
 - RIGHT OF WAY POL
 - SUB-SURFACE POL
 - 007 ROAD PARCEL NUMBER
 - 001 PARCEL NUMBER
 - 100 ACRES
 - 202 PARCEL SUBSID NUMBER
 - PA 24-45 PLAT RECORDING NUMBER
 - 5 BLOCK NUMBER
 - 9 LOT NUMBER
 - 6.5 GOV LOT NUMBER

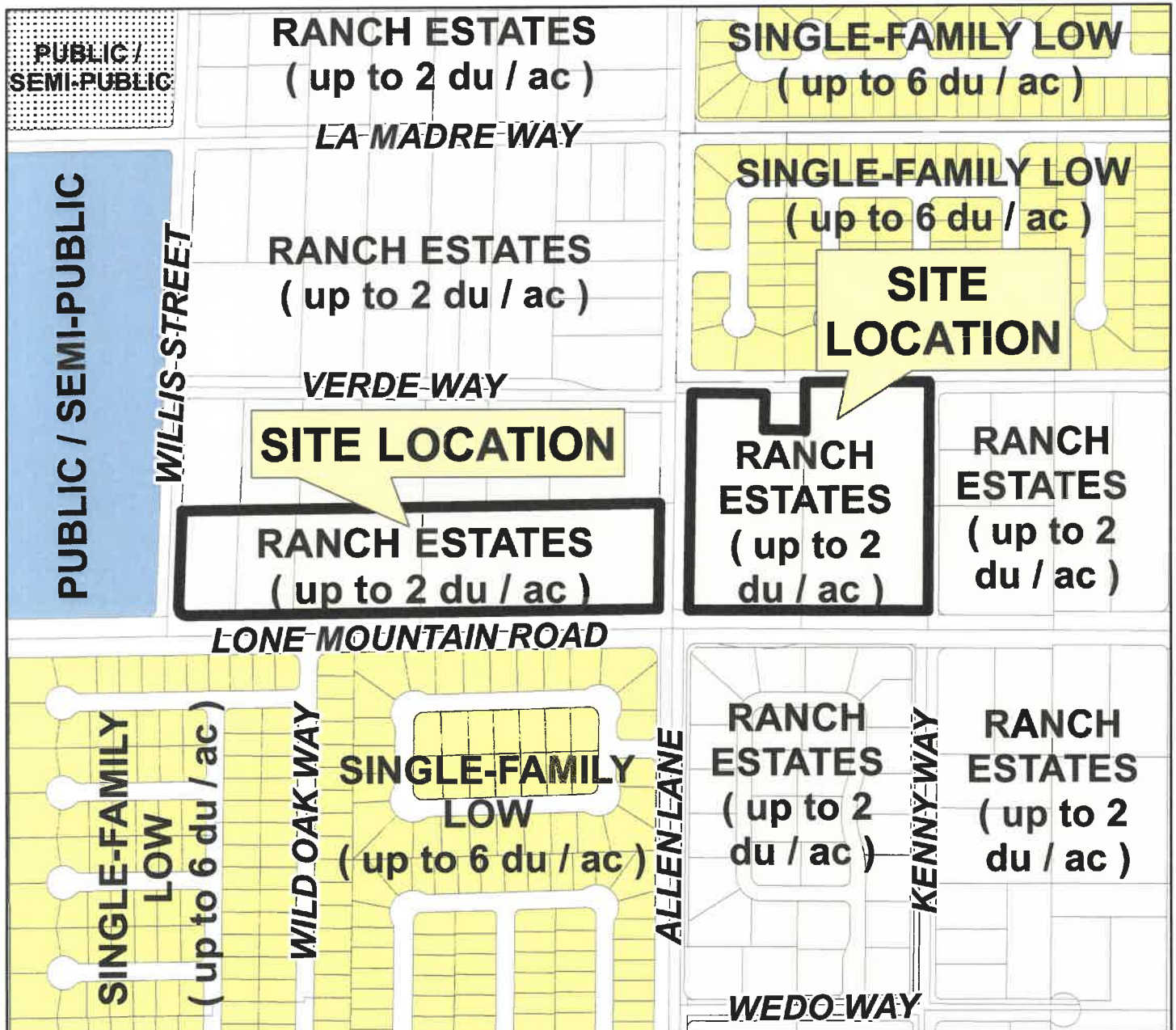
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94183	162	161	99	100





THE CITY OF NORTH LAS VEGAS

Comprehensive Plan Map



Applicant: ACAK Irrevocable Trust
 Application Type: Comprehensive Plan Amendment
 Request: Change from Ranch Estates to Single-Family Low
 Project Info: Generally north of Lone Mountain Road between Willis Street and Kenny Way
 Case Number: AMP-10-2020

9/24/2020

