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January 26, 2022

VIA UPLOAD

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

Re: *Justification Letter – Zone Change; Site Plan Review for Multi-Family Development; and Waiver of Development Standards to Reduce Parking*
Rome Boulevard and Pecos Road
APNs: 124-24-801-006

To Whom It May Concern:

This firm represents the Applicant in the above-referenced matter. The Applicant is proposing to develop a 100-unit multi-family development on 5.19 gross acres of property located at the southeast corner of Rome Boulevard and Pecos Road (the "Property"). The Property is more particularly described as Assessor's Parcel Number's 124-24-801-006. Along with the Site Plan Review for a multi-family development, the Applicant is also requesting a conforming zone change and waiver to reduce parking.

ZONE CHANGE

The Applicant is requesting a conforming zone change from M-1 to R-3. With the current master plan of Multi-Family ("MF"), a zone change to R-3 conforms to the master plan. In addition to conformity to the master plan, a zone change to R-3 is appropriate for the following reasons:

- (1) Pecos Road, when fully constructed, is 100-foot right-of-way designed to accommodate commercial and higher density residential traffic,
- (2) Immediately to the west is an approved and developed multi-development that is zoned R-3,
- (3) The trend is for residential development along Rome Boulevard west of Pecos road. The current M-1 zoning no longer fits the developing residential characteristics of the rest of the area.

As such, a zone change to R-3 is compatible to the existing developments in the area.

SITE PLAN REVIEW FOR A MULTI-FAMILY RESIDENTIAL DEVELOPMENT

The Applicant is requesting to develop a 100-unit multi-family development on the Property. Main access to the Property is from Pecos Road with a secondary access point from Rome Boulevard. The office, clubhouse, and pool area are located in the middle of the Property at the Pecos Road entrance. The clubhouse will offer additional amenities such as a gym, common space, and conference and business center rooms. There will be additional programmable open space areas. The total amount of open space is 40,086 square feet where a minimum of 40,000 square feet is required. The Applicant is proposing three-story, approximately 39-foot tall multi-family buildings. The unit mixture is as follows: 54 studio/one-bedroom units and 46 two-bedroom units. The building mix will include 20-plexes and 24-plexes plus carriage buildings with the first level includes garages.

WAIVERS OF DEVELOPMENT STANDARDS TO REDUCE PARKING

For 100 multi-family units, the required parking is 198 parking spaces. Here, the Applicant is requesting to provide 196 parking spaces which is a 1% reduction. Concurrent with the submittal of this application, the Applicant performed and submitted to the City of North Las Vegas Public Works Department a Parking Demand Analysis. Pursuant to the parking analysis, the conclusion is the estimated maximum parking demand for the Property is 166 parking spaces. With only a 1% reduction (providing 196 parking spaces), the Site is still over parked by 30 parking spaces.

With respect to the compensating benefits, the Applicant, in accordance with Table 17.12-2, has increased and enhanced the number of pedestrian amenities by providing amenity regions in the center, north, and south portion of the Property, in accordance with 17.24.040(3). Amenities being proposed in these regions are the following:

- 24-hour clubhouse
- Built-in coffee bar
- Fitness Center
- Resort Style pool
- Dog park with obstacles
- Picnic/BBQ areas
- Recreation decks
- Walking trail
 - With outdoor exercise equipment (pull-up bar, sit-up/push-up pads)
 - With dog accessories (potty bags, water fountains)
- Event/game lawn

The Applicant also in accordance with Table 17.12.2 will provide ten (10) bicycle spaces along with bicycle lockers pursuant to 17.24.040 which is a 100 percent increase in the required number of spaces.

Therefore, a 1% parking reduction will not have a negative impact on the Property because (1) the parking study confirms that the number of parking spaces required makes the Property viable and (2) the Applicant is providing an additional compensating benefit.

We thank you in advance for your time and consideration of this matter. Should you have any questions or concerns, please feel free to contact me.

Sincerely,

KAEMPFER CROWELL



Anthony J. Celeste

AJC

Neighborhood Meeting Summary

On January 10, 2022 Joe Dagher with Kaempfer Crowell' conducted a neighborhood meeting at the Aliante Library to discuss the proposed zone change at Pecos Road and Rome Boulevard. No neighbors attended. Councilman Cherchio was in attendance.

USE THIS SCALE (FEET) WHEN MAP MEASURED FROM 1:12,17 ORIGINAL

Briana Johnson - Assessor

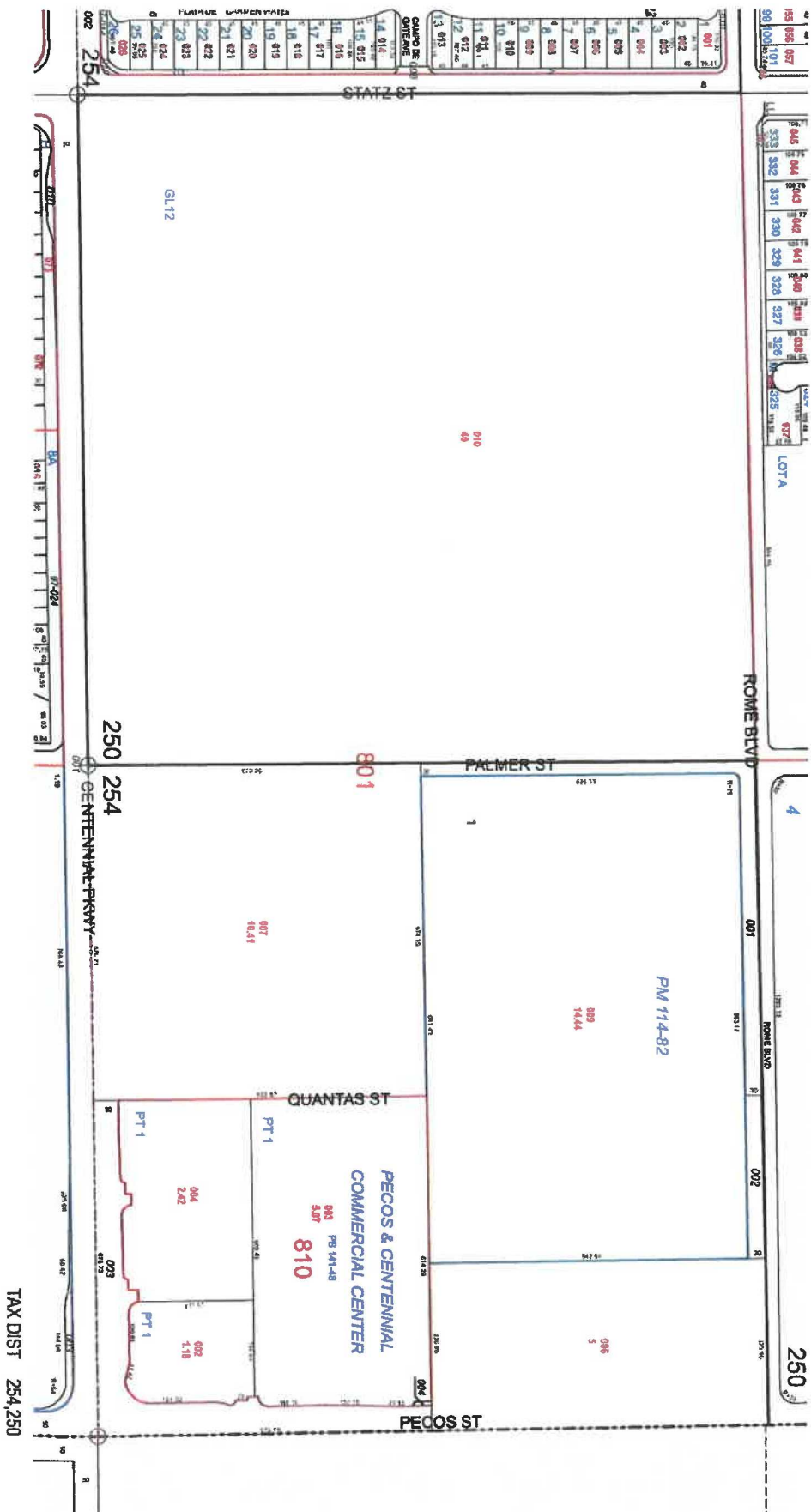
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124-24-8

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125 124	123 12	1 0 0 0 1 13
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Scale: 1" = 200'

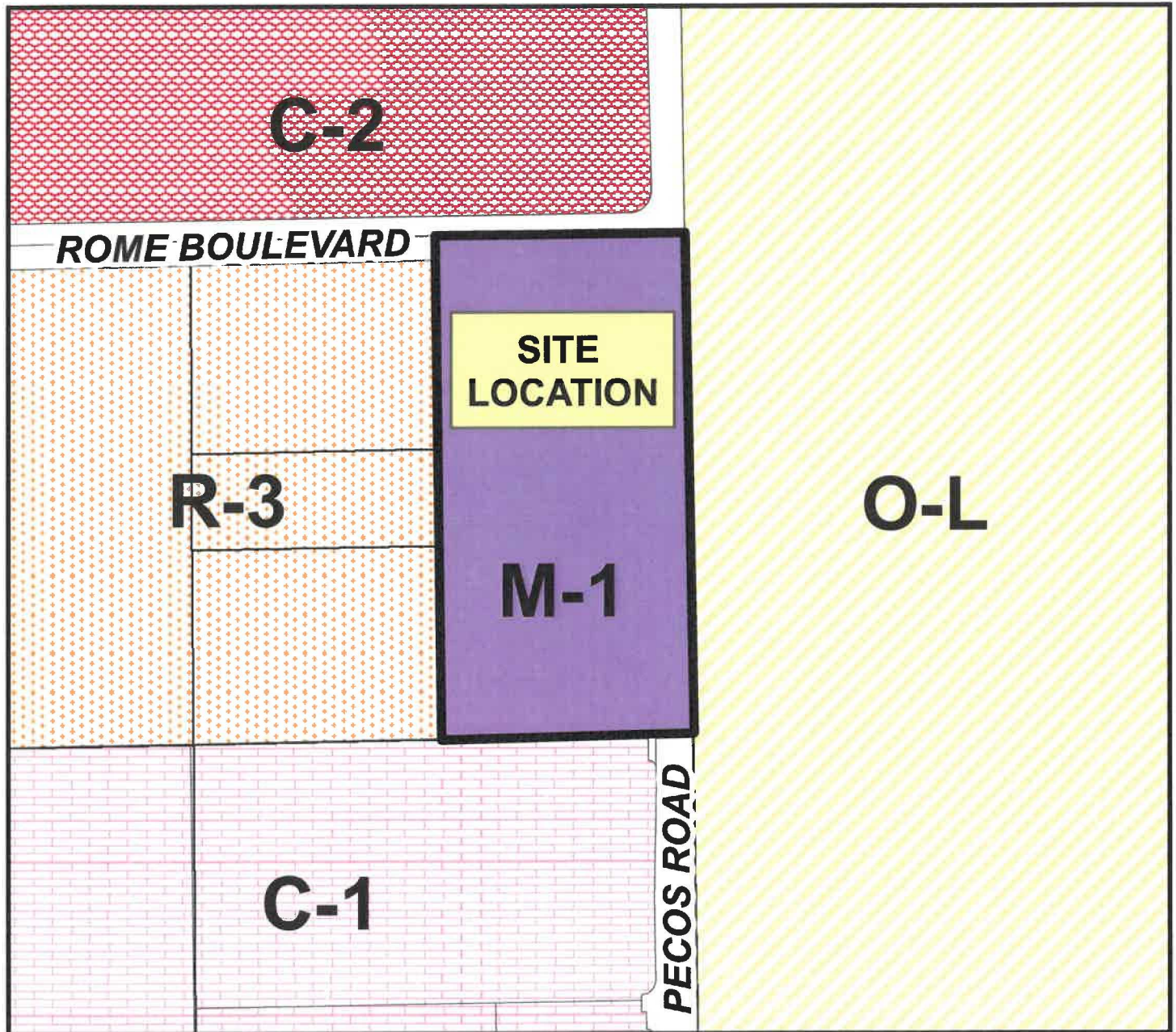
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THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: C & M Residential, LLC
Application: Property Reclassification
Request: From an M-1 (Business Park Industrial District)
to an R-3 (Multi-Family Residential District)
Project Info: Generally Located on the Southwest Corner of
Pecos Road and Rome Boulevard
Case Number: ZN-02-2022

2/23/2022

