



7-26-21

Land Development and Community Service Department
2250 Las Vegas Blvd., North
North Las Vegas, NV 89030

RE: Letter of Intent for proposed Multi-Family Complex at Donna St. and E. Rome Blvd.

Please accept this letter of intent for the proposed rezoning and amendment of land use for the northwest corner of Donna St. and E. Rome Blvd APN: 124-23-301-016. The current zoning is R-2, Single-Family Medium Density District with a land use of Mixed-Use Commercial. We are requesting a R-3 Multi-Family Residential District along with a land use to Multi-Family. The parcel directly north of the method property currently has a R-3 zoning and is also owned by the same owner.

Should we receive approval of the Planning Commission and the City Council for the rezoning and the land use amendment, the owner is planning to develop the property as shown with the elevation and site plan provided. We will do a major site plan review while combining parcels as required.

Our goal is to build an upper scale apartment. We feel that these apartment buildings will help supply the high housing demand in this growing community and complement the existing residential area.

The owner will follow the directions of the Land Development & Community Services Director and the City of North Las Vegas Task Force.

With the assistances of the City of North Las Vegas staff and your review, we respectfully request for your approval on the rezoning and amendment of land use for APN: 124-23-301-016.

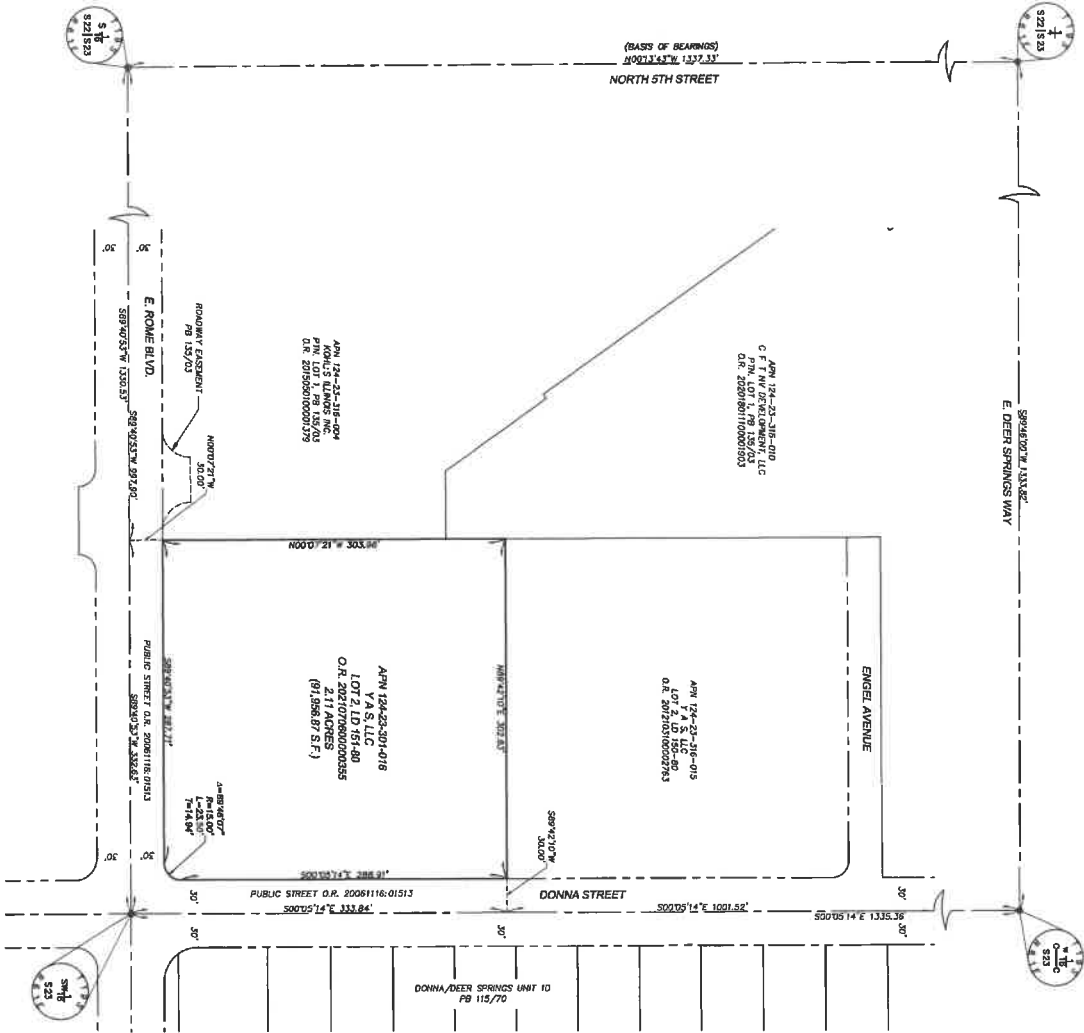
Sincerely,

A handwritten signature in blue ink, appearing to read "Mack McKnight", written over a light blue circular stamp.

Mack McKnight
Senior Partner

BOUNDARY EXHIBIT

(APN 124-23-301-016)



APN 124-23-301-016 PROPERTY DESCRIPTION

BEING LOT 4 OF LAND DIVISION 150-00, OFFICIAL RECORDS, CLARK COUNTY, NEVADA, SHOWN IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 23, TOWNSHIP 19 SOUTH, RANGE 61 EAST, 150-00, CITY OF NORTH LAS VEGAS, CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SAID NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 23, BEING THE CONTIGUOUS INTERSECTION OF E. ROME BLVD. AND DONNA STREET;

THENCE ALONG THE CORNER OF SAID E. ROME BLVD. AND SOUTHWEST QUARTER (SW 1/4) OF SECTION 23, BEING THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 23, SOUTH 89°52'14" WEST, 200.00 FEET TO THE POINT OF BEGINNING;

THENCE ALONG THE WEST BOUNDARY OF SAID LOT 4, NORTH 00°07'21" WEST, 200.00 FEET TO THE POINT OF BEGINNING;

THENCE ALONG THE NORTH BOUNDARY OF SAID LOT 4, NORTH 89°41'07" EAST, 200.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 4 AND BEING A POINT ON THE WESTERN RIGHT-OF-WAY OF SAID DONNA STREET;

THENCE ALONG THE EAST BOUNDARY OF SAID LOT 4 AND WESTERN RIGHT-OF-WAY, SOUTH 00°07'21" EAST, 200.00 FEET TO THE BEGINNING OF A 15.00 FOOT RADIUS CURVE, CONCAVE NORTHWESTWARD;

THENCE SOUTHWEST ALONG SAID BOUNDARY OF LOT 4 AND CURVE TO THE POINT, AN ARC LENGTH OF 21.50 FEET, BEING A POINT ON THE SOUTHWEST CORNER OF SAID LOT 4 AND NORTHERN RIGHT-OF-WAY, SOUTH 89°52'14" WEST, 201.71 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.11 ACRES (91,808.87 S.F.), MORE OR LESS.

BASIS OF BEARINGS:

NORTH OF 12° 40' WEST BEING THE BEARING OF THE CONTIGUOUS OF NORTH 5TH STREET AND THE WEST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 23, TOWNSHIP 19 SOUTH, RANGE 61 EAST, 150-00, CITY OF NORTH LAS VEGAS, CLARK COUNTY, NEVADA, SHOWN IN THE 150-00 PLATS, AT PAGE 00, OFFICIAL RECORDS OF CLARK COUNTY, NEVADA.

REFERENCES:

LOT 150-00 OF PLATS, PAGE 3

LEGEND:

--- --	CONTIGUOUS
---	SUBJECT PROPERTY
---	RIGHT-OF-WAY LINE
---	ADJOINING LOT LINES
---	EXISTING LINE
---	OFFICIAL RECORD
---	PLAT BOOK
---	LAND DIVISION
---	APN
---	ADJOINING PARCELS NUMBER
---	ADJOINING LOCATION

SURVEYOR'S CERTIFICATE:

1. ROBERT L. CARINGTON, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:
2. THE BOUNDARY EXHIBIT IS BASED ON THE INFORMATION SHOWN IN BOOK 150 OF PLATS, PAGE 03 AND LAND DIVISION 150-00.
3. THE LANDS SHOWN ON THIS BOUNDARY EXHIBIT ARE WITHIN NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 23, TOWNSHIP 19 SOUTH, RANGE 61 EAST, 150-00, CITY OF NORTH LAS VEGAS, CLARK COUNTY, NEVADA.

ROBERT L. CARINGTON
PROFESSIONAL LAND SURVEYOR
NEVADA LICENSE NO. 1400

7/28/2021



Robert L. Carington
Digitally signed
by Robert L. Carington
Date: 2021.07.28
12:20:05 -07'00'



7-26-21

City of North Las Vegas
2250 Las Vegas Boulevard North, Ste. 114
North Las Vegas, NV 89030

Attention: Marc T Jordan

Reference: Official Neighborhood Meeting
Rezoning and Amend Land use
APN: 124-23-301-016

Dear Marc,

After meeting with the City of North Las Vegas, Land Development Task Force – being Led by Amy Michaels, Senior Planner for the City on June 17th, 2021. We were given the requirements for a Neighborhood meeting on June 22nd, 2021, for rezoning and amending Land Use as outlined in the revised Land Development Application Manual which was very helpful.

We went to the Skyview YMCA, located at 3050 E Centennial Pkwy and was told that the facility was not able to host a Neighborhood meeting during the month of July due to the Summer Schedule for the Facility. Silver Mesa Recreation Center located at 4025 Allen Ln. was suggested by YMCA and staff. We contact Silver Mesa Recreation Center to verify that we would be able to host a neighborhood meeting there on July 20th at 6:00 p.m. and paid for the time and place permit #R4262.

We then sent mailers as specified on July 6th, 2021, as stated with affidavit with copy of invitation, mail list and copy of area map provided by Clark County Planning. We had a meeting with Councilman Cherchio on July 7th. It was suggested that we send out another email for those neighbors that were unable to travel to the Silver Mesa location or due to other issues, to be able to share their support or comments. The applicant sent a 2nd mailer adding an email address inviting comments on July 8th with the revised invitation using the same mailing list provided.

On July 20, 2021, the applicant held the Official Neighborhood Meeting located Silver Mesa Recreation Center at 6:00 PM. The meeting was set up with sign-in sheets, site map, elevation, invitation, light refreshments etc. In attendance was the Architect, Applicant and Owners Representative present as shown by the sign-in sheet. No other neighbors were present, and no comments were sent via email on July 20th. The meeting was closed at 6:30 PM since there were no other neighbors present. A copy of the items that were provided at the meeting have been attached to this report along with a few photos of the meeting area.

Since July 21st we have received 3 comments via email.

One supports - rezoning & amended land use to multi-family Comments: would like to see elevation and have more information about the project.

One against – rezoning and amended land use – No Comments



One Concern – Comments: Traffic, landscaping between residential and apartments, would like something similar to “newly zoned” townhouse on Centennial & Donna ... the front doors are staggered and in single line to reduce “eye sore”.

Should there be anything else that is need please do not hesitate to contact me.

We look forward to continuing the rezoning and the amended Land Use process. We would like to thank the City of North Las Vegas Land Development Task Force for their assistances in this process.

Sincerely,

A handwritten signature in blue ink that reads "Mack McKnight".

Mack McKnight
Applicant



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 (SEE WHEN MAP REDUCED FROM 11X17 ORIGINAL)

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

BOOK

100	101	1021
125	124	123
139	139	1401

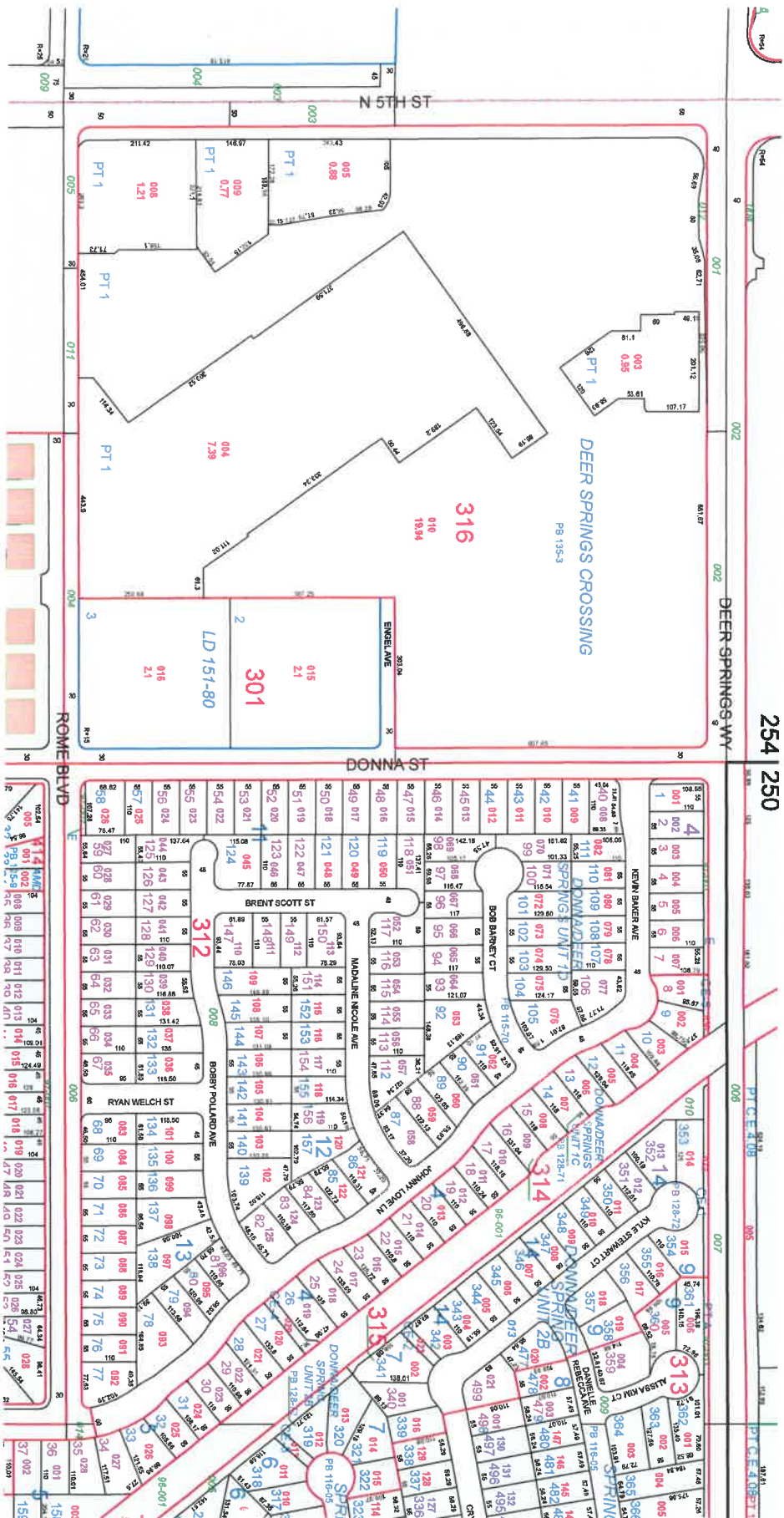
23

N 2 SW 4

124-23-3



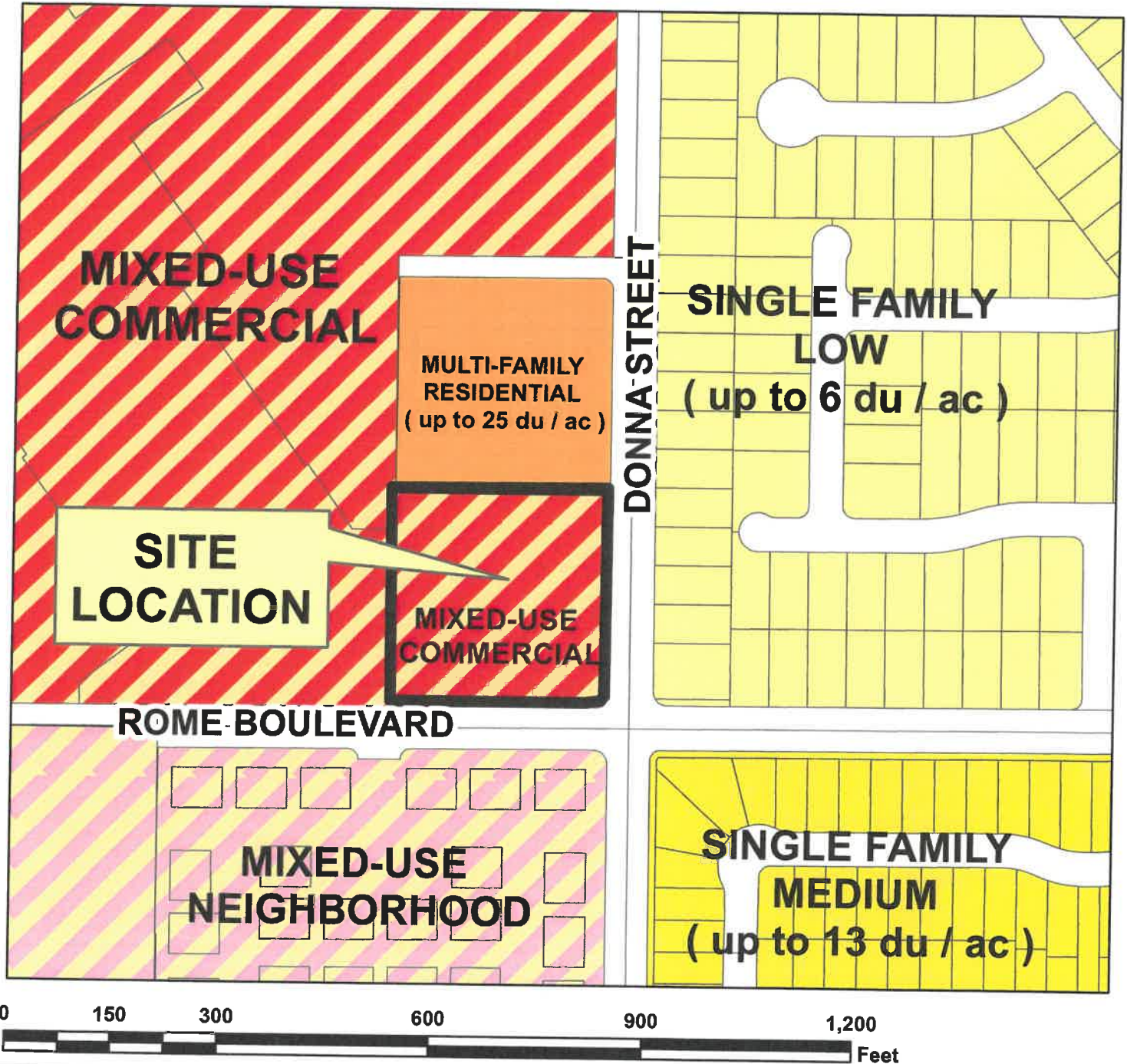
ASSESSOR'S PARCELS - CLARK COUNTY, NV.
 Briana Johnson - Assessor





THE CITY OF NORTH LAS VEGAS

Comprehensive Plan Map



Applicant: Mack McKnight
Application Type: Comprehensive Plan Amendment
Request: Change from Mixed-Use Commercial to Multi-Family
Project Info: Northwest corner of Donna Street and Rome Boulevard
Case Number: AMP-14-2021

8/25/2021

