

CEN2401.000

February 12, 2024

City of Las Vegas
Planning and Development
495 S. Main St.
Las Vegas, NV 89101

**Subject: Iron Mountain and Puli – General Plan Amendment and Zone
Change Justification Letter**
APN: 126-02-801-018, -020 & -021; 126-01-401-007, -008 & -009

To Whom It May Concern,

Westwood Professional Services, on behalf of our client, Century Communities, Inc., respectfully submits this justification letter in support of a General Plan Amendment and Zone Change for the subject site.

Project Description

The project site associated with this proposed General Plan Amendment and Zone Change is approximately 18.24+ gross acres. The project is located at Iron Mountain Road and Puli Road. The assessor's parcel numbers are 126-02-801-018, -020, -021; 126-01-401-007, -008 & -009. The proposed development will consist of 128 single-family residential lots resulting in an overall density of 7.02 du/net ac with homesites a minimum of 3,543 SF gross.

General Plan Amendment Justification

The requested Amendment is to change from Planned Community Development (PCD) to Medium Low (ML). Medium Low will support the proposed zone change to R-CL. This request will allow a residential subdivision to be constructed in this area which will be consistent with the Skye Canyon community located immediately southeast of the site. Enclosed please find a general plan amendment exhibit showing the existing and proposed land use for this project.

The site is currently undeveloped with no surrounding infrastructure. This requested GPA will propose a residential neighborhood which will allow the following infrastructure items to be installed:

- Water: Century and Westwood are currently in discussions with LVVWD on the water mains necessary to be installed to provide adequate pressure to the surrounding area for the 3205 PZ. Based on coordination with LVVWD, a transmission line to serve the Kyle Canyon area

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that lies within the 3205 PZ from Iron Mountain towards Kyle Canyon may be constructed with this site.

- Sewer: Based on the existing topography of the site, the sewer will connect into existing sewer line in Kyle Canyon Road near the Alpine Ridge Way. This will provide the sewer main for future development to tie into.
- Storm Drain: A Drainage Study will be completed for this project. The Storm Drain facilities required by this study will be installed when the property is developed.
- Roadway Access: It is proposed that access to the community will be through multiple private entries from Iron Mountain to the south, Radley to the north, Puli, and a proposed public street.

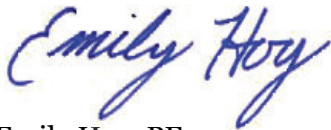
Zone Change Justification

The requested Zone Change will modify the zoning of the subject property from Undeveloped (Planned Community Development) to R-CL (Single Family Compact-Lot). The proposed average lot size of 3,927 SF are in conformance with R-CL zoning which has a minimum lot size requirement of 3,000 SF. The requested zone change will allow a residential subdivision to be constructed where nothing exists today and is consistent with the Skye Canyon community located immediately southeast of the site. Enclosed please find a zone change exhibit showing the existing and proposed zoning for this project.

Please contact our office at 702-284-5300 if you have any questions or require additional information. Thank you for your consideration of this project.

Sincerely,

WESTWOOD PROFESSIONAL SERVICES



Emily Hoy, PE
Project Manager

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