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September 30, 2020

City of North Las Vegas / City Hall
2250 Las Vegas Boulevard North, Ste. 114
North Las Vegas, Nevada 89030

**Reference: Conforming Zone Change/Vacation/Tentative Map
Letter of Intent for Commerce/Washburn
Apn# 124-34-701-005 Approx. 5.22 +/- acres.**

Dear Mr. Eastman :

On behalf of our client Beazer Homes, Inc., we are pleased to provide information regarding the proposed detached single-family development known as Commerce/Washburn planned for the above referenced parcel number. This proposed single-family development is located east of Commerce Street and south of Washburn Road consisting of approximately 5.22 acres (gross).

Zone Change

We are requesting to rezone the property from R-E (Ranch Estates) to R-1 (Single Family Low Density). This property has a master plan designation of Mixed-Use Neighborhood which allows single family residential. This proposed single-family development will consist of twenty-two (22) lots on 5.22 acres with a maximum density of four point twenty-one (4.21) units per acre which is allowed. Therefore, this development complies with the master plan designation and has been designed with the R-1 standards in mind. This development will offer five (5) plans with multiple elevations ranging from approximately 1,750 s.f. up to 3,166 s.f.

Vacation

We are requesting to vacate Rosada Way located on the south edge of our parcel. Thirty (30) feet in width and Three hundred and two point eighty-seven (302.87) feet long with the associated spandrel.

Tentative Map

We are requesting to map a twenty-two (22) lot subdivision on five-point twenty-two (5.22) acres.

We are respectfully requesting your favorable recommendation for the proposed zone change, Vacation and Tentative Map. We feel that this will be a premier detached single-family development located in the Northeast area of the Vegas Valley. We look forward to working closely with various City of North Las Vegas staff on the design of this development. We also believe it offers a variety of product types for future buyers and we believe that this project is compatible to the surrounding developments.

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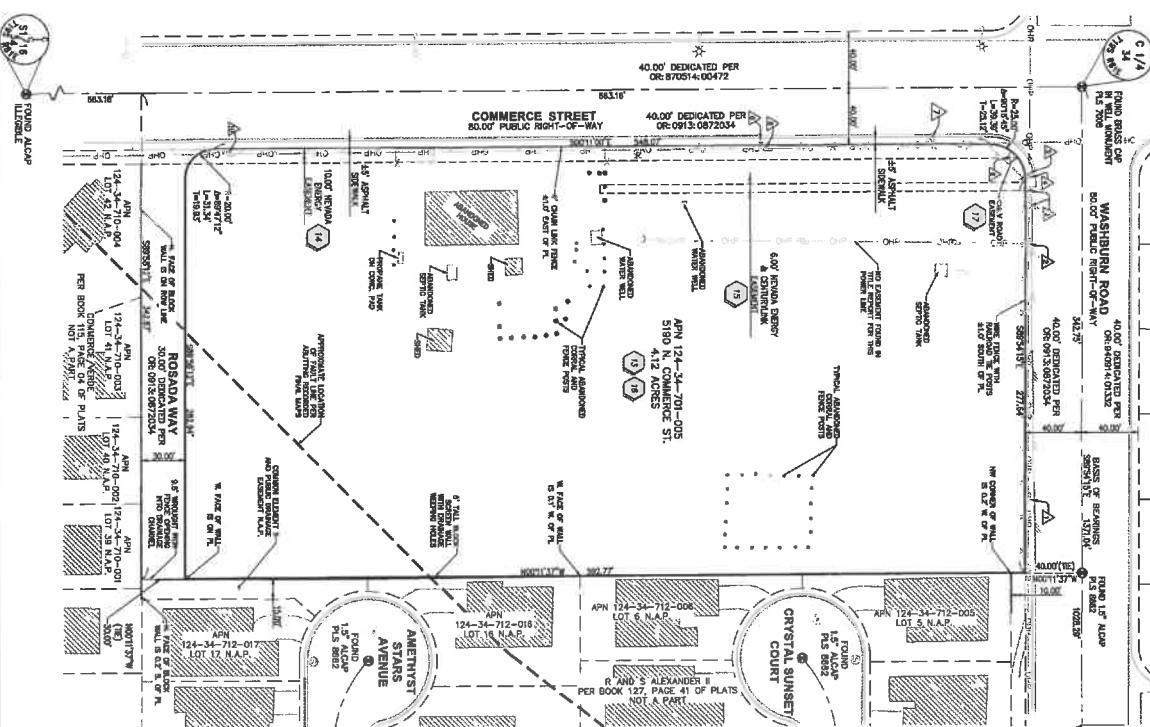
If you have any further questions, or desire any additional information, please feel free to contact our office at your earliest convenience.

Sincerely,

A handwritten signature in black ink, consisting of several loops and a long horizontal stroke extending to the right.

Mark Bangan
Planning Department Manager,
The WLB Group, Inc.

BEING THE WEST HALF (W 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 34, TOWNSHIP 19 SOUTH, RANGE 61 EAST, M.D.B.M., CLARK COUNTY, NEBADA.

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The WLB Group Engineering • Landscape Architecture Planning • Urban Design • Surveying Offices located in Las Vegas, Nevada, and Tucson, Phoenix, and Flagstaff, Arizona 3063 EAST SUNSET ROAD, SUITE 204 LAS VEGAS, NV 89150 (702) 456-2991	NO.	DATE	REVISION	BY / APPROVAL

124-34-7

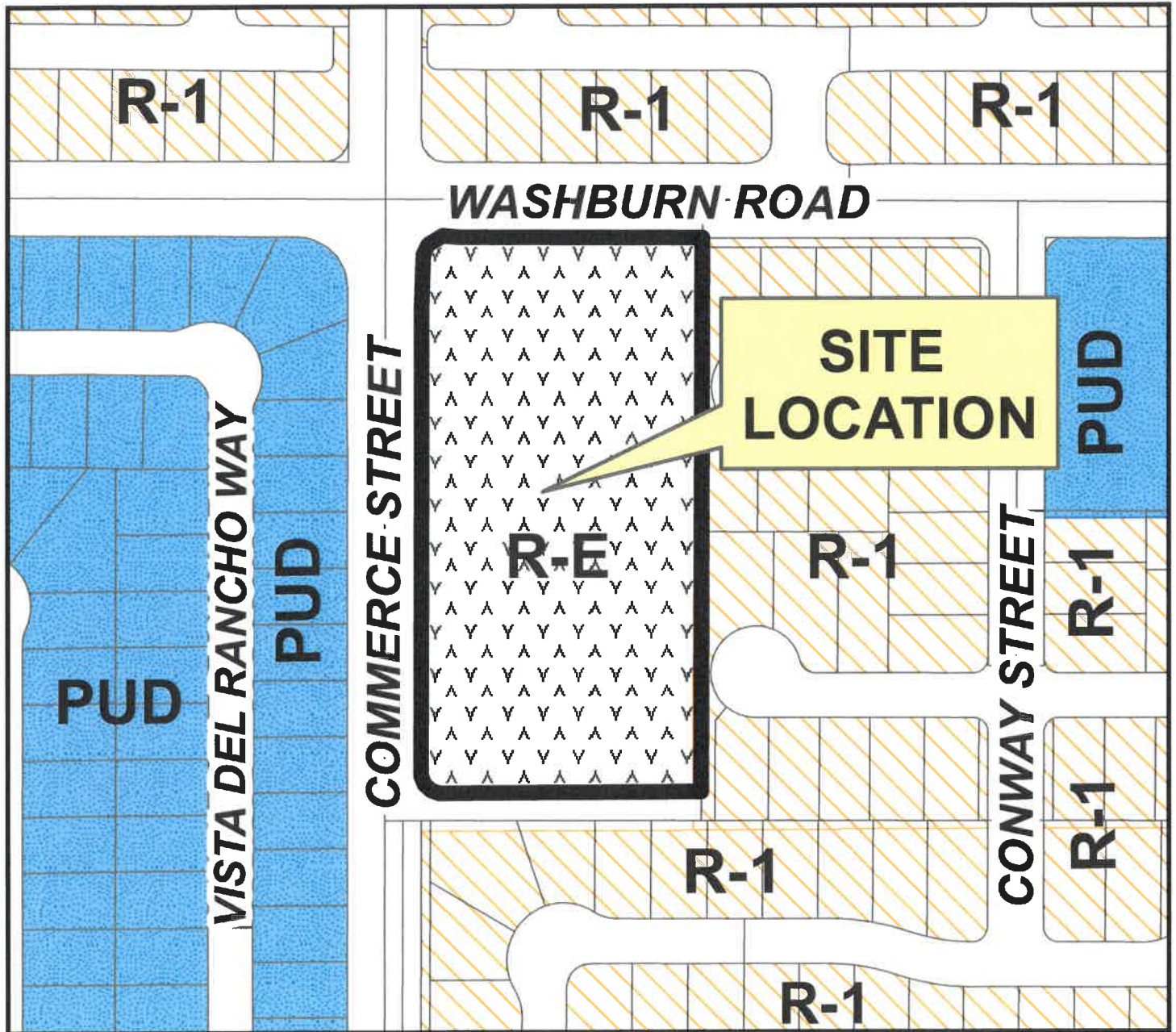
124-34-7





THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: Beazer Homes
Application Type: Property Reclassification
Request: From R-E (Ranch Estates District) to R-1 (Single-Family Low Density District)
Project Info: Southeast corner of Washburn Road and Commerce Street
Case Number: ZN-17-2020

10/7/2020

