

Engineering • Planning Surveying • Urban Design Landscape Architecture

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,

Mark Bangan

Planning Department Manager,

The WLB Group, Inc.

ALTA / NSPS LAND TITLE SURVEY
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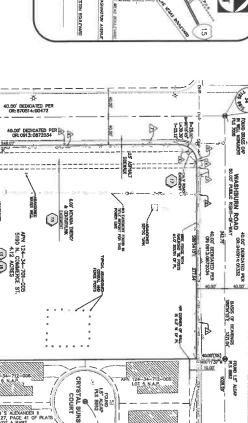
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donald M. Predsler, PLS Neyada Certificate No. 19730 Dpredslerømlegroup.com



ITEM 11: ONLY FIELD OBSERVED UTILITIES SHOWN ON ALTA-TABLE 'A' NOTES NO DESCRIPE EMDERGE OF RECENT EARTH MONAGE WORK, BUILDING CONSTRUCTION OR BITLING AUDITIONS. ALL PIGITIAGE EXCLUSIVIS PLOTTED FER THE TITLE REPORT AND NO ADDITIONAL RESEARCH WAS PERFORMED.

124-34-712-016 LOT 16 N.A.P.

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CABLE T.V. BOX
STREET LIGHT BOX
TELEPHONE BOX
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LEGEND 381 M311 SB MEM

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SEPTEMBER 9 2020
DRAWN BY:

ALTA / NSPS ŁAND TITLE SURVEY **COMMERCE & WASHBURN BEAZER HOMES**

The WLB Group

TITLE REPORT LEGAL DESCRIPTION

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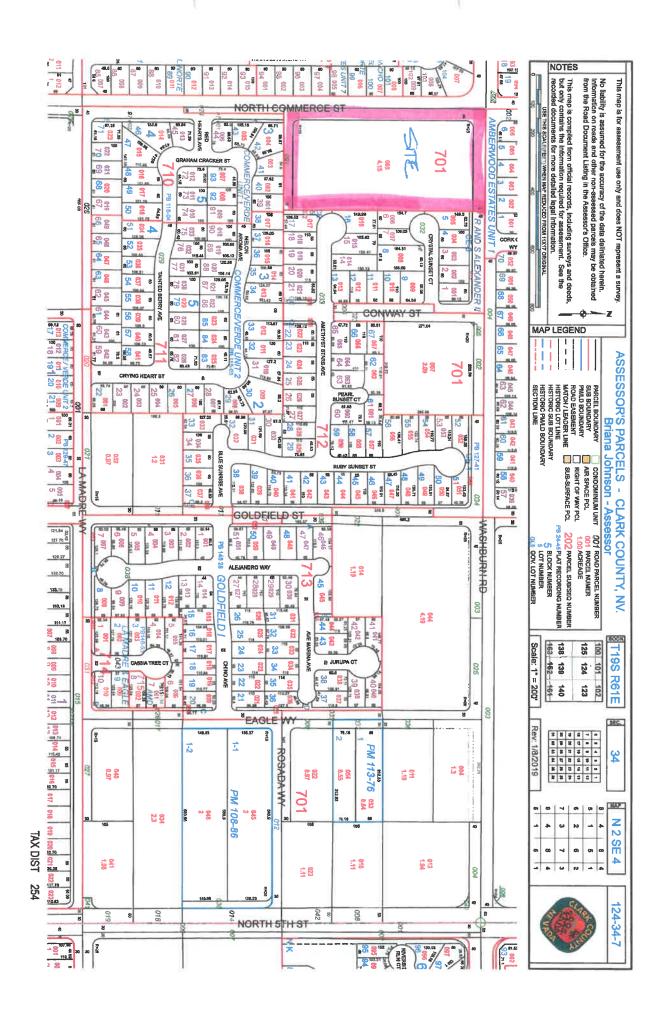
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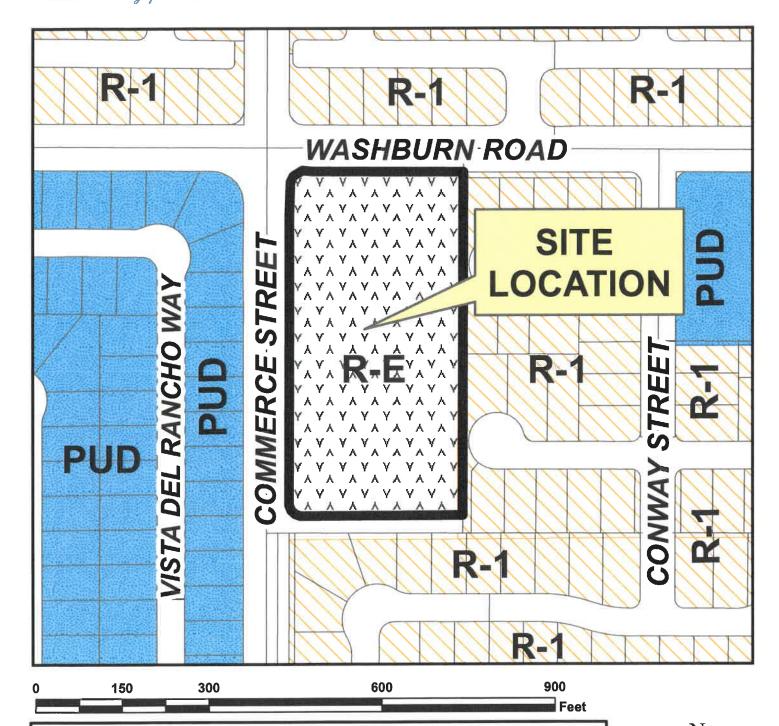
3563 EAST SUNSET ROAD, SUITE 204 LAS VEDAS, NV. 89120 (702) 458-25





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

