

December 21, 2020

**Revised**  
12/22/2020 ZN-21-2020



3283 E. Warm Springs Road Suite 400  
Las Vegas, NV 89120  
(702) 586-9296

Ms. Amy Michaels  
Principal Planner  
Planning and Zoning Department  
City of North Las Vegas  
2250 Las Vegas Boulevard North  
North Las Vegas, NV 89030

**Re.: Letter of Intent for Centennial & Commerce (Re-Zone, Vacation and Tentative Map)  
(APNs: 124-22-401-007 & 008)**

Ms. Michaels,

On behalf of Beazer Homes, we have provided this Letter of Intent and correlating submittal package for consideration for the subject project. **Our client is proposing to Re-Zone the subject project (5+/- Gross acres) from the current R-E zoning designation to an R-1 designation in support of 21 residential lots.** The proposed zoning is compatible with the current land use designation of Single-Family Low based on the proposed density of 4.2 units per acre.

**Site Description**

The project is located on the north side of Centennial Parkway approximately 460' west of the intersection of Centennial Parkway and Commerce Street within the City of North Las Vegas. The project site is the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) of the South Half (S ½) of Section 22, Township 19 South, Range 61 East, M.D.M., City of North Las Vegas, Nevada commonly known as APNs: 124-22-401-007 & 008. The project site is cumulatively comprised of approximately 5.0± gross acres (4.52± net acres).

The site is bounded to the north and west by an existing PUD (Planned Unit Development), to the east by C-1 (Neighborhood Commercial) & R-2 (Single-Family Medium Density), and to the south by C-2 (General Commercial).

**Property Re-Zone**

The project site has a land use designation and zoning designation of **Ranch Estates (R-E)**. The applicant is proposing to develop 21 single family residential lots on 5+/- gross acres for a density of 4.2 units per acre. The applicant is seeking the **R-1 zoning** accommodate the proposed lots sizes (6,000 sf minimum lots).

### **Tentative Map**

The project will have one entry on Centennial Parkway and aligned with the commercial driveway on the south side of Centennial Parkway. The interior public streets are 47-foot wide and will yield five-foot sidewalks on both sides of the roadway.

The applicant will submit an alternate method request to the City of North Las Vegas Fire Department to waive the requirement for a secondary fire access (required for projects with 20 or more lots) and proposes to provide fire suppression systems for each home as a mitigation for this request. The Fire Department agreed to eliminate the secondary fire access based on said mitigation.

### **Vacation**

The developer is proposing to vacate an existing cul-de-sac (public utility & drainage easement). Please note that the developer will grant necessary public/private easements to maintain the CNLV and utility rights within the project.

### **Conclusion**

The overall project will be compatible with the surrounding area and will meet the goals of the City of North Las Vegas Title 17 Zoning Ordinance criteria. If you have any questions or need any additional information, please feel free to call our office at (702) 586-9296.

Sincerely,



Darryl C. Lattimore, P.E.  
President

December 1, 2020



3283 E. Warm Springs Road Suite 400  
Las Vegas, NV 89120  
(702) 586-9296

Ms. Amy Michaels  
Principal Planner  
Planning and Zoning Department  
City of North Las Vegas  
2250 Las Vegas Boulevard North  
North Las Vegas, NV 89030

**Re.: Letter of Intent for Centennial & Commerce (Re-Zone, Vacation and Tentative Map)  
(APNs: 124-22-401-007 & 008)**

Ms. Michaels,

On behalf of Beazer Homes, we have provided this Letter of Intent and correlating submittal package for consideration for the subject project. **Our client is proposing to Re-Zone the subject project (5+/- Gross acres) from the current R-E zoning designation to an R-1 designation in support of 21 residential lots.** The proposed zoning is compatible with the current land use designation of Single-Family Low based on the proposed density of 4.2 units per acre.

#### **Site Description**

The project is located on the north side of Centennial Parkway approximately 460' west of the intersection of Centennial Parkway and Commerce Street within the City of North Las Vegas. The project site is the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) of the South Half (S ½) of Section 22, Township 19 South, Range 61 East, M.D.M., City of North Las Vegas, Nevada commonly known as APNs: 124-22-401-007 & 008. The project site is cumulatively comprised of approximately 5.0± gross acres (4.52± net acres).

The site is bounded to the north and west by an existing PUD (Planned Unit Development), to the east by C-1 (Neighborhood Commercial) & R-2 (Single-Family Medium Density), and to the south by C-2 (General Commercial).

#### **Property Re-Zone**

The project site has a land use designation and zoning designation of **Ranch Estates (R-E)**. The applicant is proposing to develop 21 single family residential lots on 5+/- gross acres for a density of 4.2 units per acre. The applicant is seeking the **R-1 zoning** accommodate the proposed lots sizes (6,000 sf minimum lots).

### **Tentative Map**

The project will have one entry on Centennial Parkway and aligned with the commercial driveway on the south side of Centennial Parkway. The interior public streets are 47-foot wide and will yield five-foot sidewalks on both sides of the roadway.

The applicant will submit an alternate method request to the City of North Las Vegas Fire Department to waive the requirement for a secondary fire access (required for projects with 20 or more lots) and proposes to provide fire suppression systems for each home as a mitigation for this request. The Fire Department agreed to eliminate the secondary fire access based on said mitigation.

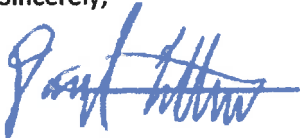
### **Vacation**

The developer is proposing to vacate an existing cul-de-sac (private street, public utility & drainage easement). Please note that the developer will grant necessary public/private easements to maintain the CNLV and utility rights within the project.

### **Conclusion**

The overall project will be compatible with the surrounding area and will meet the goals of the City of North Las Vegas Title 17 Zoning Ordinance criteria. If you have any questions or need any additional information, please feel free to call our office at (702) 586-9296.

Sincerely,



Darryl C. Lattimore, P.E.  
President





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.

### MAP LEGEND

Parcel Boundary	Condominium Unit	Parcel Number	Parcel Subseq Number	Play Recording Number	Lot Number	Lot Number
Parcel Boundary	Condominium Unit	001	001	100	5	5
Sub-Boundary	Air Space PCL	100	100	200	6	6
Parcel Boundary	Right of Way PCL	200	200	300	7	7
Parcel Boundary	Sub-Surface PCL	300	300	400	8	8
Parcel Boundary	Sub-Surface PCL	400	400	500	9	9
Parcel Boundary	Sub-Surface PCL	500	500	600	10	10
Parcel Boundary	Sub-Surface PCL	600	600	700	11	11
Parcel Boundary	Sub-Surface PCL	700	700	800	12	12
Parcel Boundary	Sub-Surface PCL	800	800	900	13	13
Parcel Boundary	Sub-Surface PCL	900	900	1000	14	14
Parcel Boundary	Sub-Surface PCL	1000	1000	1100	15	15
Parcel Boundary	Sub-Surface PCL	1100	1100	1200	16	16
Parcel Boundary	Sub-Surface PCL	1200	1200	1300	17	17
Parcel Boundary	Sub-Surface PCL	1300	1300	1400	18	18
Parcel Boundary	Sub-Surface PCL	1400	1400	1500	19	19
Parcel Boundary	Sub-Surface PCL	1500	1500	1600	20	20
Parcel Boundary	Sub-Surface PCL	1600	1600	1700	21	21
Parcel Boundary	Sub-Surface PCL	1700	1700	1800	22	22
Parcel Boundary	Sub-Surface PCL	1800	1800	1900	23	23
Parcel Boundary	Sub-Surface PCL	1900	1900	2000	24	24
Parcel Boundary	Sub-Surface PCL	2000	2000	2100	25	25
Parcel Boundary	Sub-Surface PCL	2100	2100	2200	26	26
Parcel Boundary	Sub-Surface PCL	2200	2200	2300	27	27
Parcel Boundary	Sub-Surface PCL	2300	2300	2400	28	28
Parcel Boundary	Sub-Surface PCL	2400	2400	2500	29	29
Parcel Boundary	Sub-Surface PCL	2500	2500	2600	30	30
Parcel Boundary	Sub-Surface PCL	2600	2600	2700	31	31
Parcel Boundary	Sub-Surface PCL	2700	2700	2800	32	32
Parcel Boundary	Sub-Surface PCL	2800	2800	2900	33	33
Parcel Boundary	Sub-Surface PCL	2900	2900	3000	34	34
Parcel Boundary	Sub-Surface PCL	3000	3000	3100	35	35
Parcel Boundary	Sub-Surface PCL	3100	3100	3200	36	36
Parcel Boundary	Sub-Surface PCL	3200	3200	3300	37	37
Parcel Boundary	Sub-Surface PCL	3300	3300	3400	38	38
Parcel Boundary	Sub-Surface PCL	3400	3400	3500	39	39
Parcel Boundary	Sub-Surface PCL	3500	3500	3600	40	40
Parcel Boundary	Sub-Surface PCL	3600	3600	3700	41	41
Parcel Boundary	Sub-Surface PCL	3700	3700	3800	42	42
Parcel Boundary	Sub-Surface PCL	3800	3800	3900	43	43
Parcel Boundary	Sub-Surface PCL	3900	3900	4000	44	44
Parcel Boundary	Sub-Surface PCL	4000	4000	4100	45	45
Parcel Boundary	Sub-Surface PCL	4100	4100	4200	46	46
Parcel Boundary	Sub-Surface PCL	4200	4200	4300	47	47
Parcel Boundary	Sub-Surface PCL	4300	4300	4400	48	48
Parcel Boundary	Sub-Surface PCL	4400	4400	4500	49	49
Parcel Boundary	Sub-Surface PCL	4500	4500	4600	50	50
Parcel Boundary	Sub-Surface PCL	4600	4600	4700	51	51
Parcel Boundary	Sub-Surface PCL	4700	4700	4800	52	52
Parcel Boundary	Sub-Surface PCL	4800	4800	4900	53	53
Parcel Boundary	Sub-Surface PCL	4900	4900	5000	54	54
Parcel Boundary	Sub-Surface PCL	5000	5000	5100	55	55
Parcel Boundary	Sub-Surface PCL	5100	5100	5200	56	56
Parcel Boundary	Sub-Surface PCL	5200	5200	5300	57	57
Parcel Boundary	Sub-Surface PCL	5300	5300	5400	58	58
Parcel Boundary	Sub-Surface PCL	5400	5400	5500	59	59
Parcel Boundary	Sub-Surface PCL	5500	5500	5600	60	60
Parcel Boundary	Sub-Surface PCL					

**T19S R61E**

100	101	102
125	124	123
138	139	140

Scale: 1" = 200'

22

MAP	S 2 SW 4	
8	4	8
5	1	5
6	2	6
7	3	7
8	4	8
5	1	5

124-22-4	
----------	---

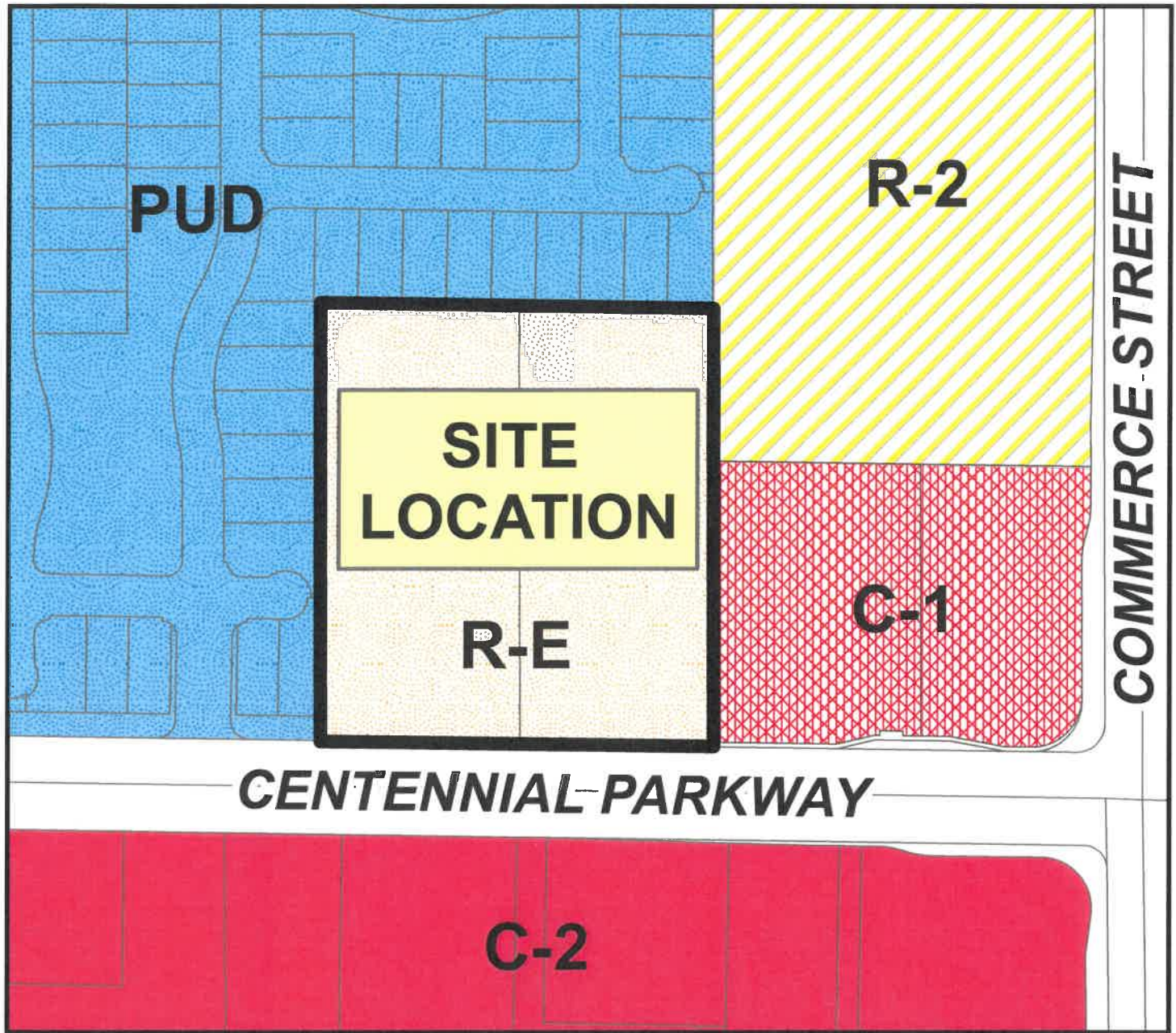






# THE CITY OF NORTH LAS VEGAS

## 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: North of Centennial Parkway, approximately 400 feet west of Commerce Street  
Case Number: ZN-21-2020

12/21/2020

