

CITY OF NORTH LAS VEGAS

INTEROFFICE MEMORANDUM

To: Robert Eastman, Planning Manager, Land Development & Community Services
From: Robert Weible, Land Development Project Leader, Department of Public Works
Subject: VAC-12-2020 **Centennial Commerce**
Date: December 16, 2020

The Department of Public Works has reviewed the subject application and requires the following condition of approval:

- The vacation shall record concurrently with the associated final map.

Robert Weible, Land Development Project Leader
Department of Public Works

December 21, 2020

Revised
12/22/2020 VAC-12-2020



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,

A handwritten signature in blue ink, appearing to read "Darryl C. Lattimore", with a stylized flourish at the end.

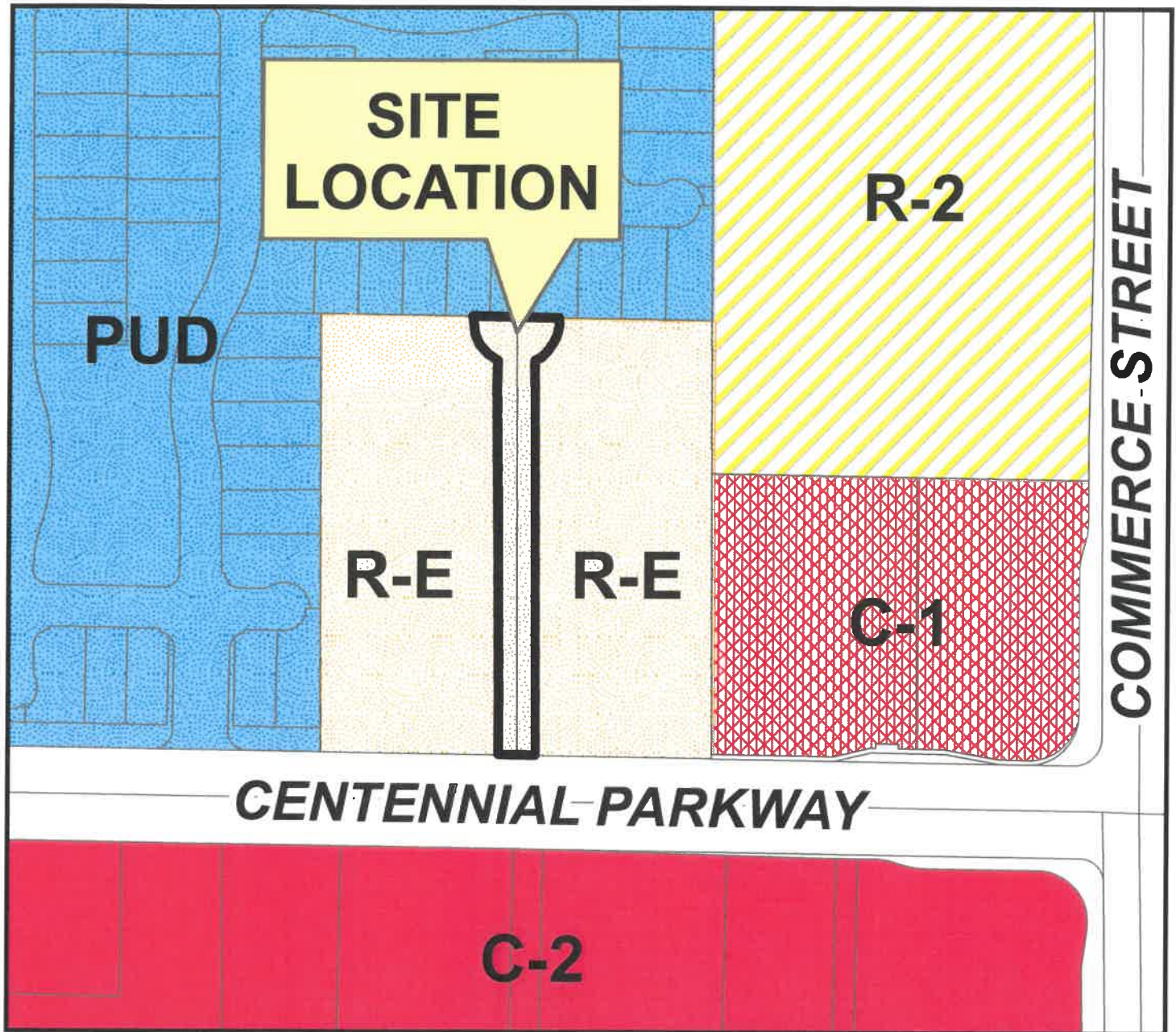
Darryl C. Lattimore, P.E.
President

BOUNDARY MAP
CENTENNIAL COMMERCE
BEAZER HOMES
CITY OF NORTH LAS VEGAS, NEVADA



THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: Beazer Homes
Application Type: Vacation
Request: To vacate an approximate 40 foot wide utility easement and drainage easement located approximately 610 feet west of Commerce Street and extending approximately 465 feet north of Centennial Parkway
Case Number: VAC-12-2020

12/21/2020

