

**CITY OF NORTH LAS VEGAS**  
**INTEROFFICE MEMORANDUM**

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To: Robert Eastman, Planning Manager, Land Development & Community Services  
From: Robert Weible, Land Development Project Leader, Department of Public Works  
Subject: VAC-09-2020 **Commerce/Washburn**  
Date: October 15, 2020

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

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

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Robert Weible, Land Development Project Leader  
Department of Public Works



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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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Offices located in Las Vegas, Tucson, Phoenix, Flagstaff • E-mail: lasvegas@wlbgroup.com  
3663 E. Sunset Road., Suite 204 • Las Vegas, NV 89120 • (702) 458-2551 • Fax (702) 434-0491



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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.

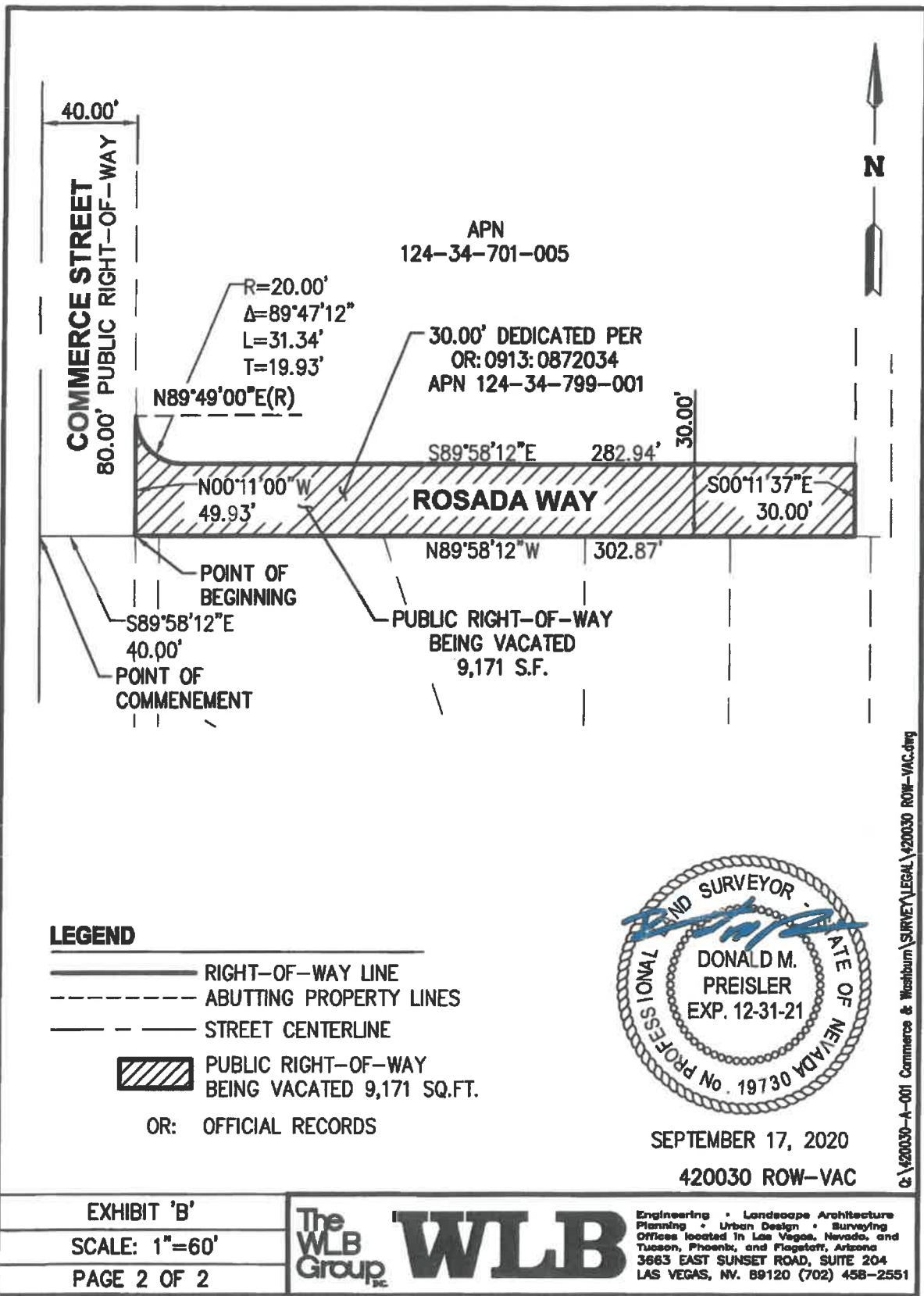
Sincerely,

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


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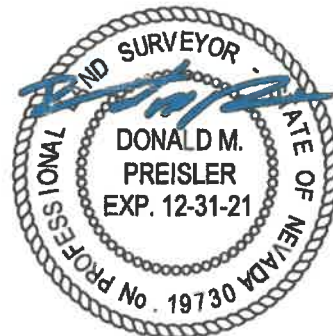
Mark Bangan  
Planning Department Manager,  
The WLB Group, Inc.





**LEGEND**

- RIGHT-OF-WAY LINE
- ABUTTING PROPERTY LINES
- - - - - STREET CENTERLINE
-  PUBLIC RIGHT-OF-WAY BEING VACATED 9,171 SQ.FT.
- OR: OFFICIAL RECORDS



SEPTEMBER 17, 2020

420030 ROW-VAC

EXHIBIT 'B'

SCALE: 1"=60'

PAGE 2 OF 2

The  
WLB  
Group

**WLB**

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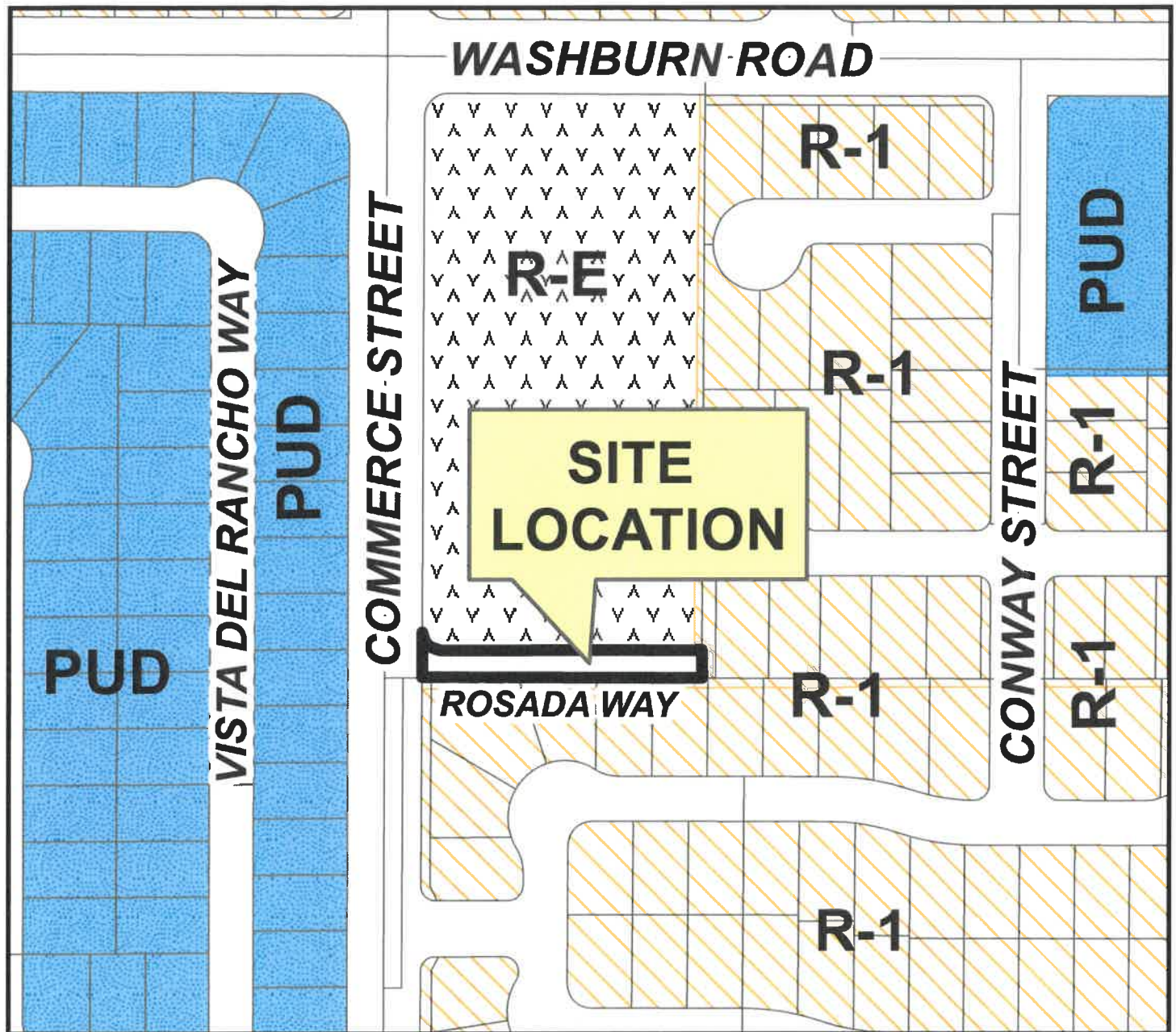
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# THE CITY OF NORTH LAS VEGAS

## Location & Zoning Map



Applicant: Beazer Homes  
Application Type: Vacation  
Request: To vacate the northerly 30 feet of Rosada Way located approximately 600 feet south of Washburn Road, extending approximately 300 feet to the east of Commerce Street  
Case Number: VAC-09-2020

10/21/2020

