



TANEY ENGINEERING

6030 S. JONES BLVD. LAS VEGAS, NV 89118
PHONE: (702) 362-8844 | FAX: (702) 362-5233
TANEYCORP.COM

August 21, 2023

City of North Las Vegas
Planning and Zoning Department
2250 Las Vegas Boulevard North
North Las Vegas, NV 89030

**Re: Commerce & Azure
APN: 124-27-501-005
Letter of Intent (Revised)**

To whom it may concern:

Taney Engineering, on behalf of FOR Nevada Development, LLC, is respectfully submitting a Letter of Intent for a Tentative Map, Property Reclassification, and Comprehensive Plan Amendment (Land Use) for a proposed 4.25 gross acre, 33 lot single-family residential subdivision.

Tentative Map

This project is a 4.25 gross acre, 33 lot residential subdivision with 7.76 lots per acre located north of Azure Street and east of Commerce Street. The lots range in size from 3,600 square feet to 4,376 square feet, with an average lot size of 3,601 square feet. The community will have 13,375 square feet of open space that will include a barbecue area, gazebo, benches, and a dog waste station.

Properties to the north, east, and south are zoned PUD (Planned Unit Development) and those to the west are zoned R-1 (Single-Family Low Density Residential District). Since the adjacent communities are developed similarly to the proposed subdivision, we believe that the addition of this development is appropriate for the area.

Property Reclassification

This request is for a property reclassification of the subject parcel to R-CL (Single-Family Compact Lot Residential District) from R-E (Ranch Estates District).

Comprehensive Plan Amendment (Land Use)

This request is to amend the land use of the subject parcel to Single-Family Medium (up to 13 du/ac) from Mixed-Use Commercial.

We are hopeful that this letter clearly describes the project and the intent of the proposed development. If you have any questions or require additional information, please contact us at (702) 362-8844.

Sincerely,

Jeremiah Delci-Johnson
Senior Land Planner

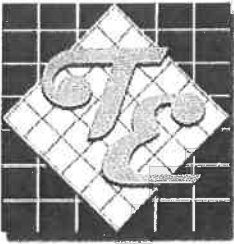


MOUNTAIN SHADOW
 BOOK 129, PAGE 42
 OF PLATS
 NOT A PART



ANEY ENGINEERING
6030 SO. JONES BOULEVARD
LAS VEGAS, NEVADA 89118
(702) 362-8844 FAX: (702) 362-5235

LG412.508



TANEY ENGINEERING

6030 SOUTH JONES BLVD.

LAS VEGAS, NV 89118

TELEPHONE: 702-362-8844

FAX: 702-362-5233

Azure & Commerce Neighborhood Meeting July 26, 2023 – 6:00 pm / Aliante Library

Type of Meeting: Neighborhood Meeting for a proposed Single Family Residential Project

Meeting Facilitator: Jeremiah Delci-Johnson – Taney Engineering

Invitees: City of North Las Vegas residents living near APN: 124-27-501-005

I. **Call to Order:** Meeting began at 6:00 p.m.

II. **In attendance:** Jeremiah Delci-Johnson (Taney Engineering); 3 Number of persons in attendance

III. 0 Number of persons opposed to project

IV. 3 Number of persons in support of project

V. **Open issues and additional information:**

- A. 2 NEIGHBORS WERE IN ATTENDANCE, AS WELL AS A REPRESENTATIVE FROM COUNCILMAN CHERCHIO'S OFFICE
- B. THE NEIGHBORS ARE HAPPY TO SEE THE PROPERTY BE DEVELOPED
- C. PREFER THAT LANDSCAPING MATCH EXISTING PLANTINGS ALONG AZURE AVENUE
- D. CONCERNS ABOUT ADDITIONAL TRAFFIC CONGESTION DURING PEAK SCHOOL HOURS
- E. _____
- F. _____
- G. _____
- H. _____

This map is for assessment use only and does NOT represent a survey.
 No liability is assumed for the accuracy of the data delineated herein.
 Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.
 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.
 USE THIS SCALE FEET WHEN MAP REDUCED FROM 11X17 ORIGINAL.

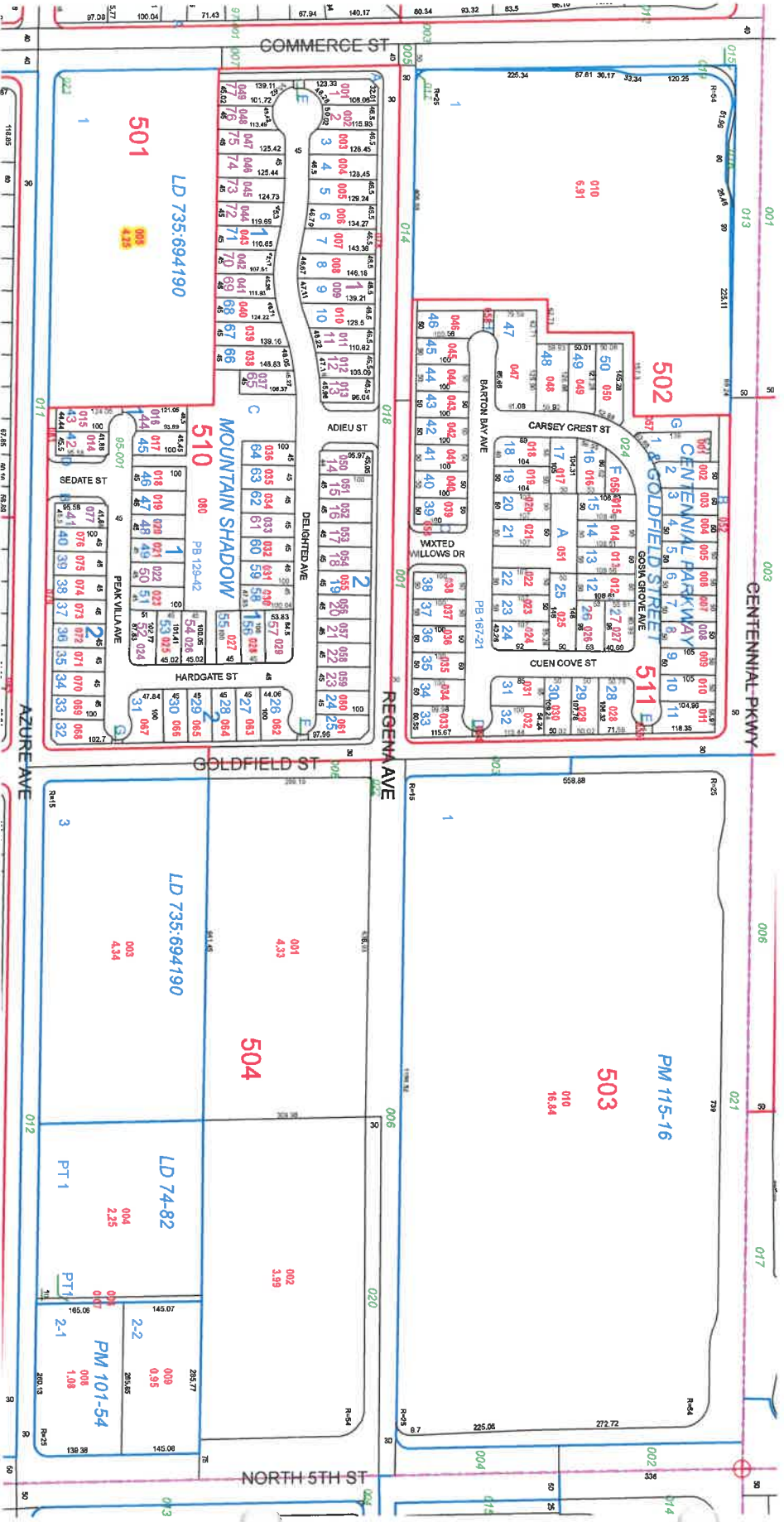
ASSESSOR'S PARCELS - CLARK COUNTY, NV.
 Briana Johnson - Assessor

MAP LEGEND

- PARCEL BOUNDARY
- SUB BOUNDARY
- PAVED ROAD
- ROAD EASEMENT
- MATCH / LEADER LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- SECTION LINE
- CONDOMINIUM UNIT
- AIR SPACE POL.
- RIGHT OF WAY POL.
- SUB-SURFACE POL.

Scale: 1" = 200'

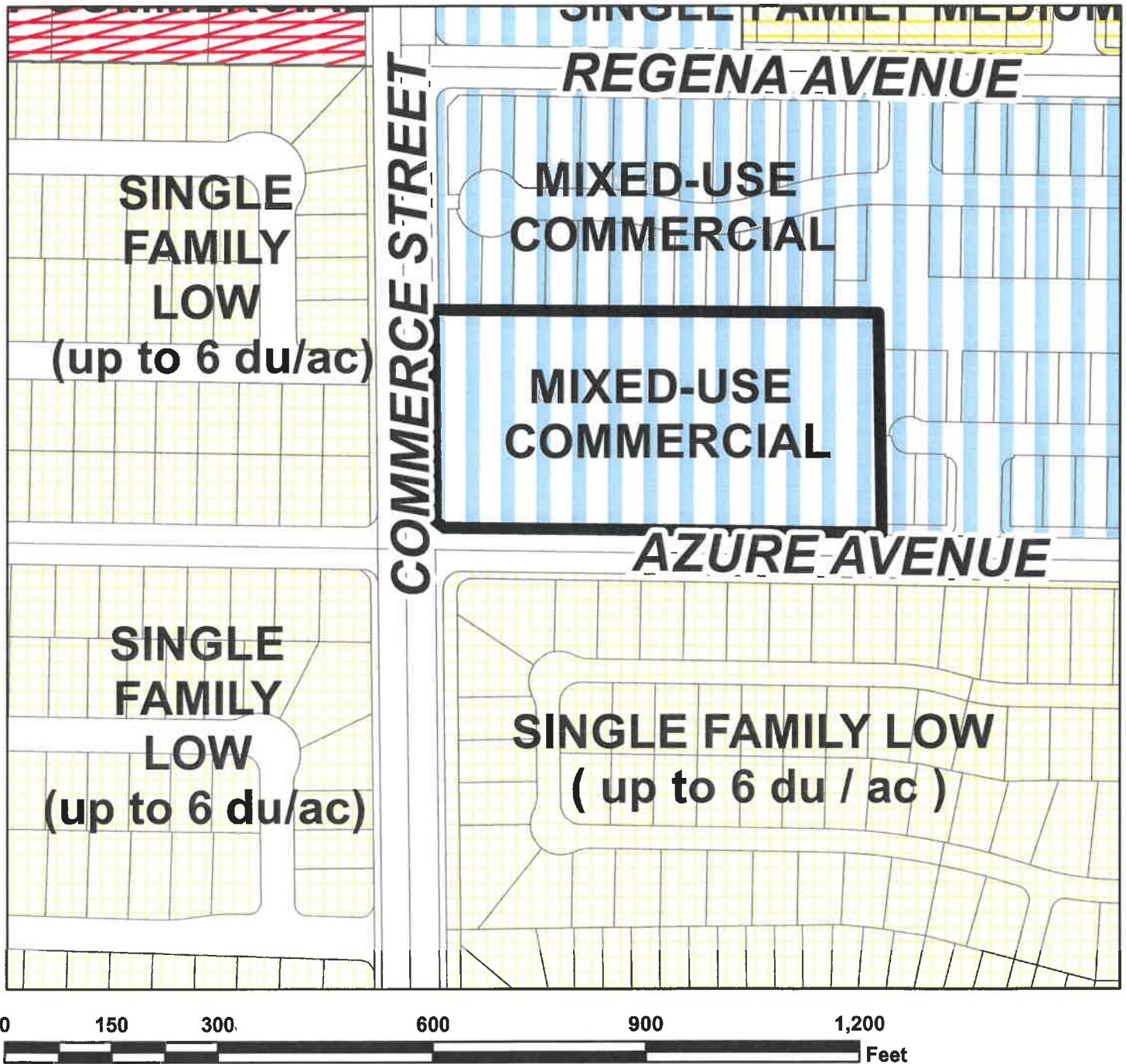
BOOK	SECTION	BLK	TR	REV	DATE
199S R61E	27	N 2 NE 4	124-27-5		
100	101	102	125	124	123
138	139	140			





THE CITY OF NORTH LAS VEGAS

Comprehensive Plan Map



Applicant: LGI Homes - Nevada, LLC
Application Type: Comprehensive Plan Amendment
Request: Change from Mixed-Use Commercial to Single-Family Medium
Project Info: Northeast Corner of Commerce Street and Azure Avenue
Case Number: AMP-08-2023

08/07/2023

