



## 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,

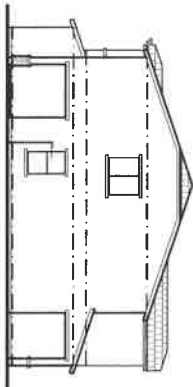
Jeremiah Delci-Johnson  
Senior Land Planner



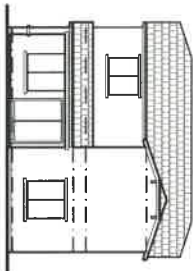
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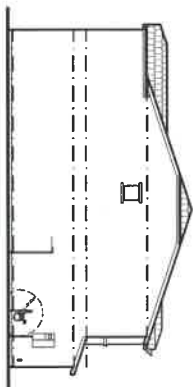
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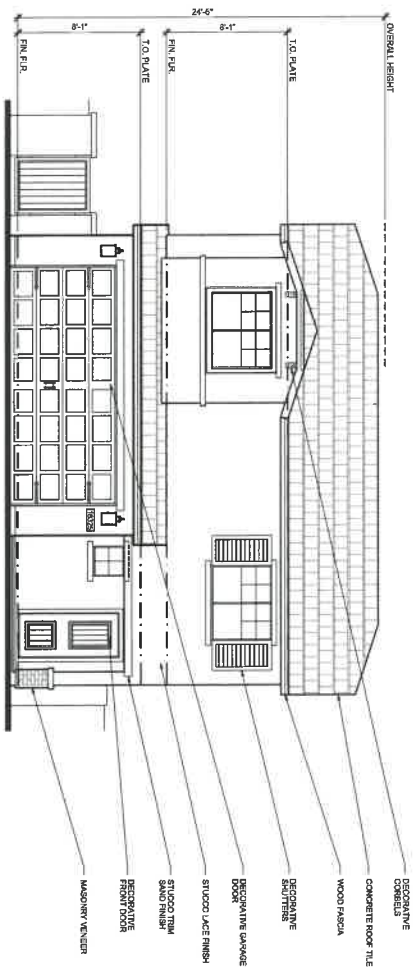
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Elevation B  $1/8" = 1'-0"$



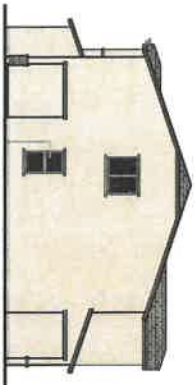
**Rear Elevation**  
Elevation B  $1/8^{\circ} = 1.0^{\circ}$



Left Elevation  
Elevation B  $1/8" = 1'-0"$

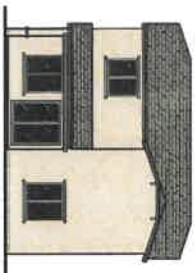


**Front Elevation**  
Elevation B  $1/4" = 1'-0"$

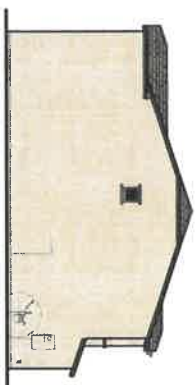


**Right Elevation**

Elevation B  $1/8^{\circ} = 1'-0"$



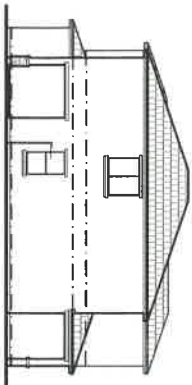
**Rear Elevation**  
Elevation B  $1/8^{\circ} = 1^{\circ}0'$



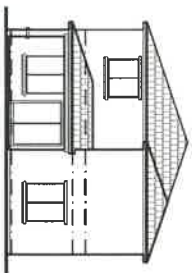
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Elevation B  
1/8" = 1'-0"



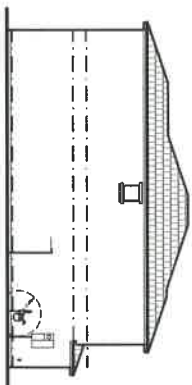
**Front Elevation**       $1/4" = 1'-0"$   
Elevation B



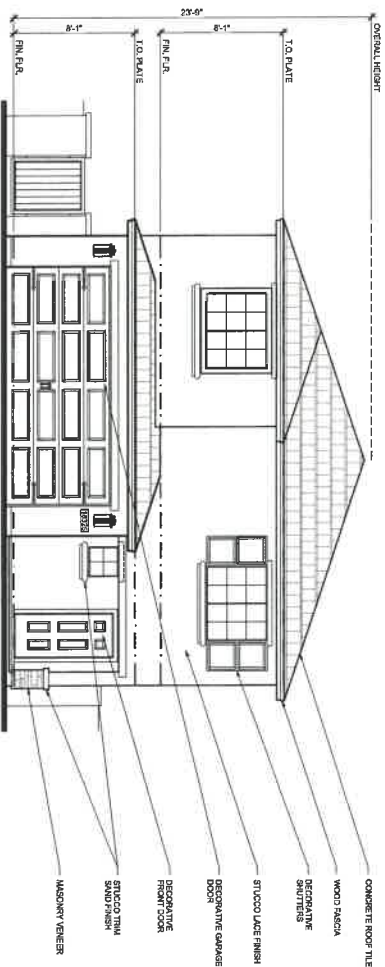
**Right Elevation**  
Elevation C  
1/8" = 1'-0"



**Rear Elevation**  
Elevation C  
1/8" = 1'-0"



**Left Elevation**  
Elevation C  
1/8" = 1'-0"



**Front Elevation**  
Elevation C  
1/4" = 1'-0"

1762 | La Madre | North Las Vegas, Nevada







**Right Elevation**  
Elevation C  $1/8" = 1'-0"$



**Rear Elevation**  
Elevation C      1/8" = 1'-0"

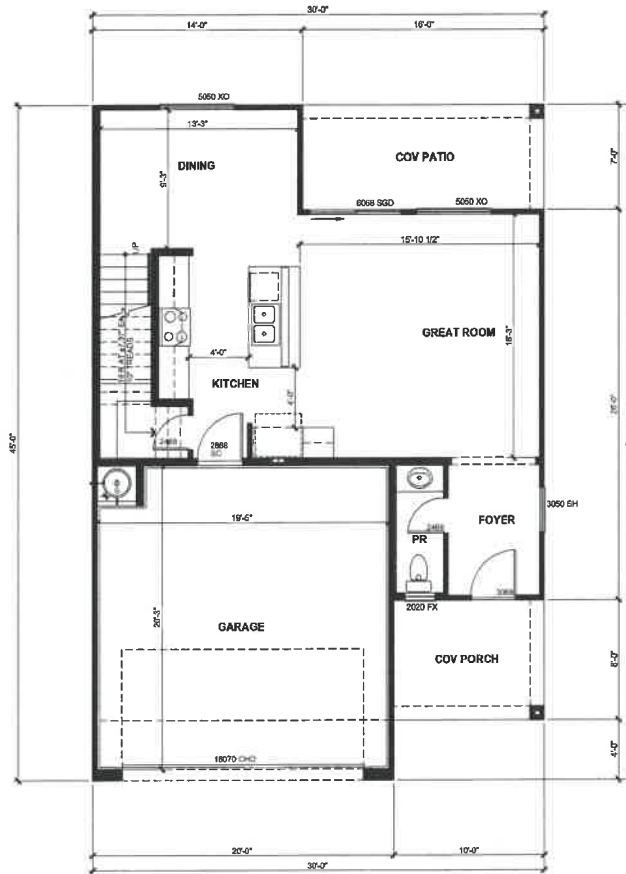


**Left Elevation**  
Elevation C  $1/8" = 1'-0"$



**Front Elevation**  
Elevation C  $1/4" = 1'-0"$





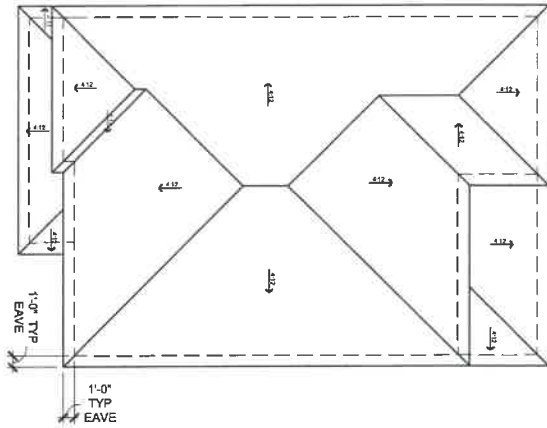
Floor Plan  
Elevation A 1/4" = 1'-0"

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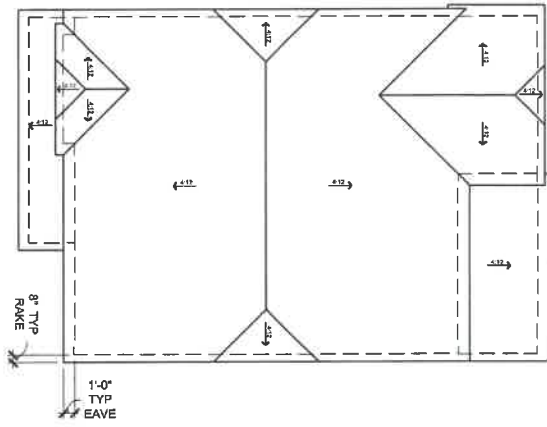
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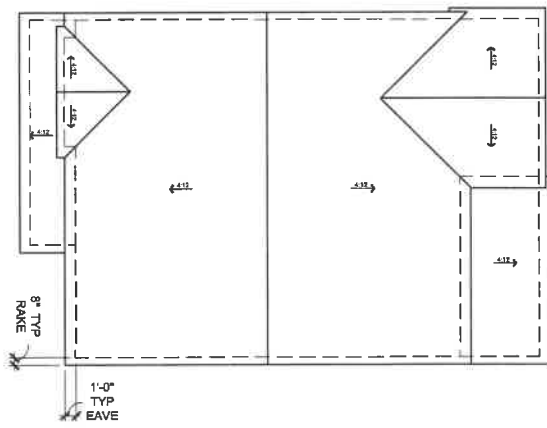
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Roof Plan  
Elevation C  
3/16" = 1'-0"



Roof Plan  
Elevation B  
3/16" = 1'-0"

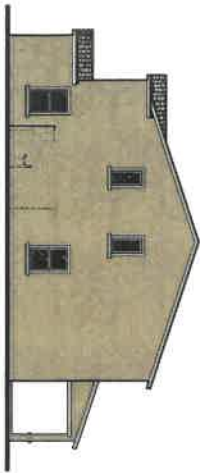


Roof Plan  
Elevation A  
3/16" = 1'-0"

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Right Elevation  
Elevation A  
1/8" = 1'-0"



Rear Elevation  
Elevation A  
1/8" = 1'-0"



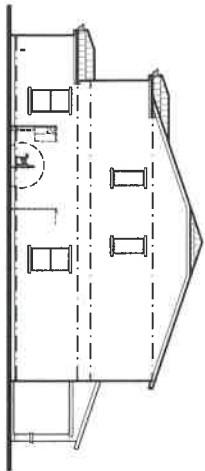
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Elevation A  
1/8" = 1'-0"



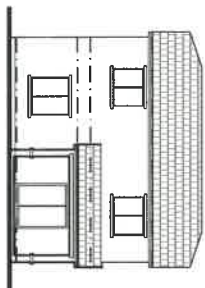
Front Elevation  
Elevation A  
1/4" = 1'-0"

1958 | La Madre | North Las Vegas, Nevada

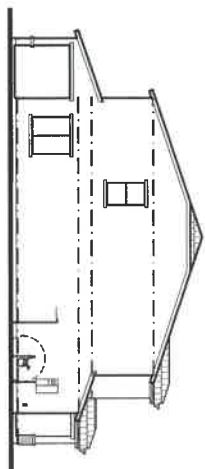




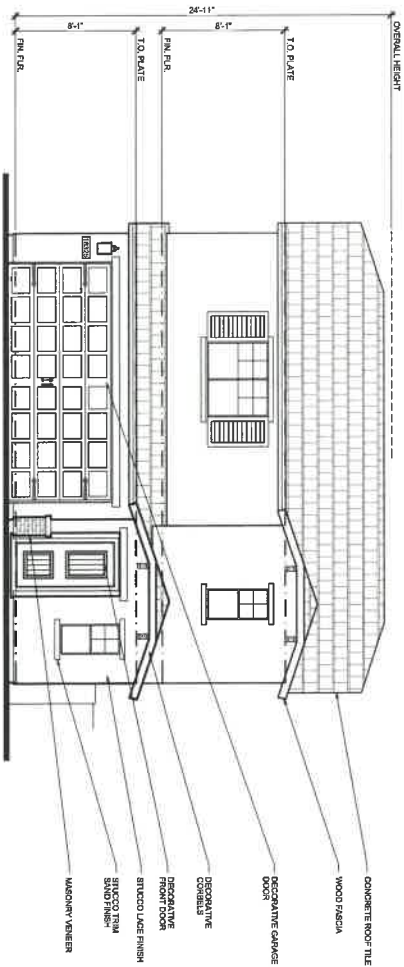
Right Elevation  
Elevation B  
1/8" = 1'-0"



Rear Elevation  
Elevation B  
1/8" = 1'-0"



Left Elevation  
Elevation B  
1/8" = 1'-0"



Front Elevation  
Elevation B  
1/4" = 1'-0"

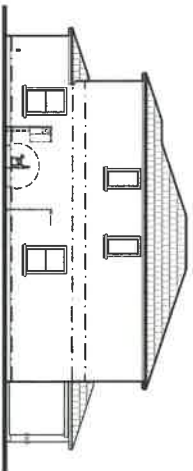
1958 | La Madre | North Las Vegas, Nevada



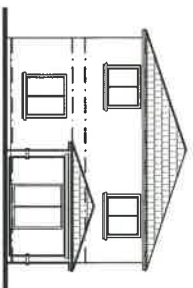


**Front Elevation**  
Elevation B      1/4" = 1'-0"

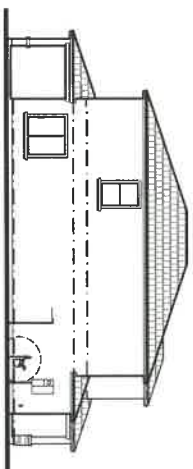




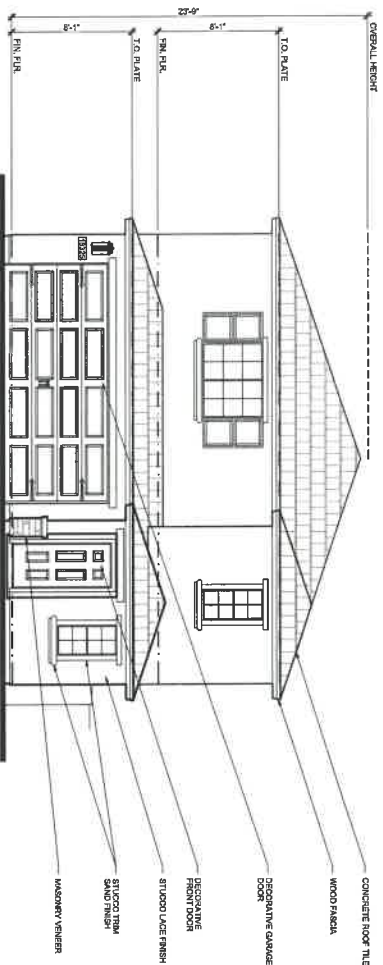
Right Elevation  
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1/8" = 1'-0"



Rear Elevation  
Elevation C  
1/8" = 1'-0"



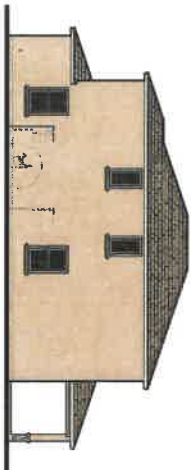
Left Elevation  
Elevation C  
1/8" = 1'-0"



Front Elevation  
Elevation C  
1/4" = 1'-0"

1958 | La Madre | North Las Vegas, Nevada

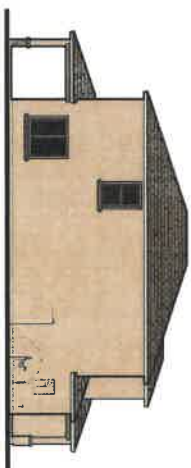




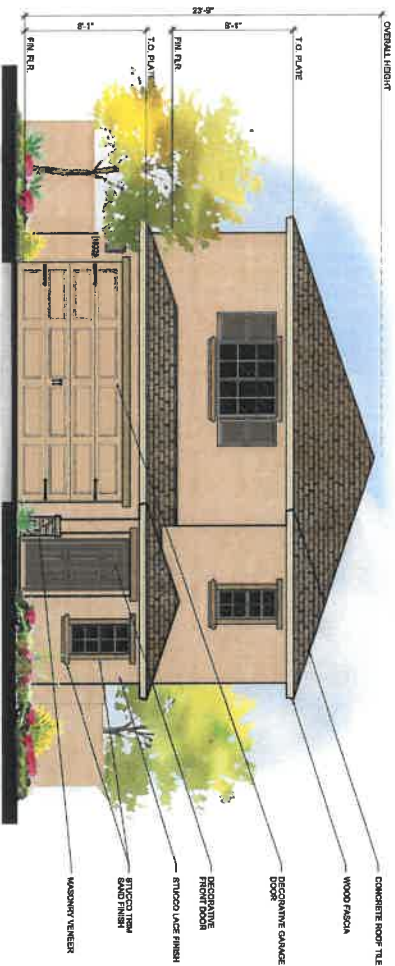
Right Elevation  $1/8^{\circ} = 1'-0"$



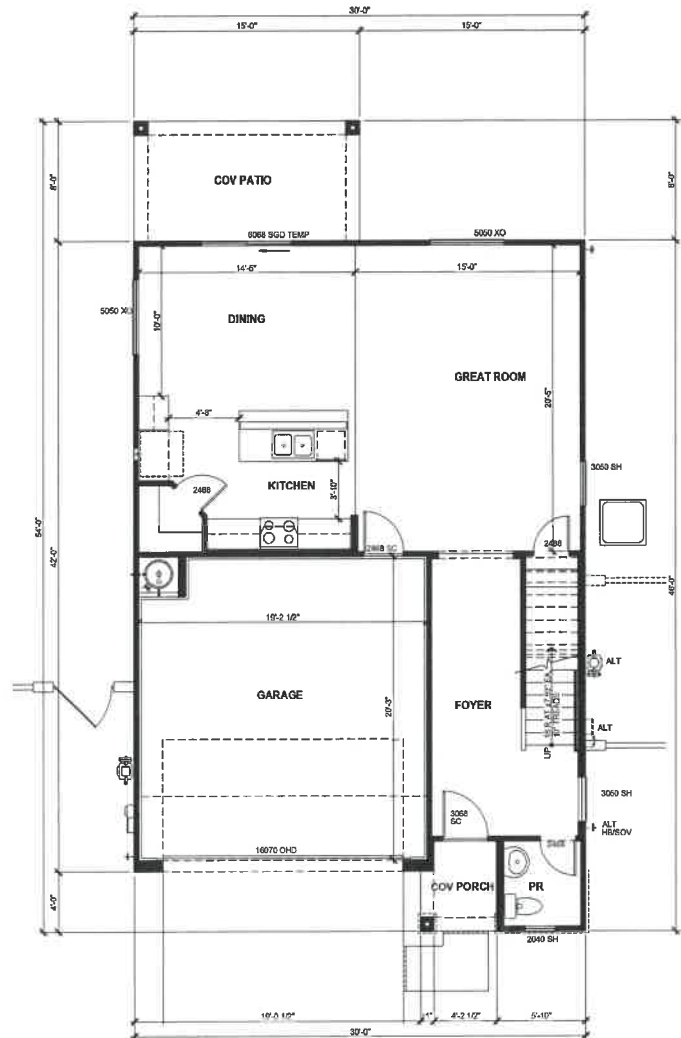
**Rear Elevation**  $1/8^{\circ} = 1.0^{\circ}$



**Left Elevation**  
Elevation C      1/8" = 1'-0"



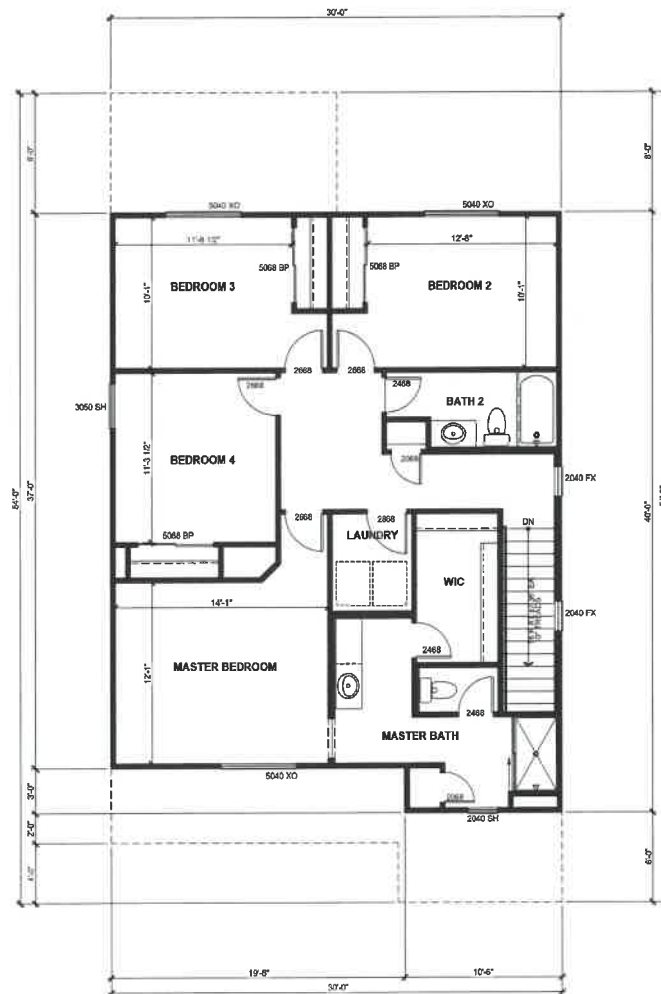
Front Elevation  $1/4" = 1'-0"$   
Elevation C



**Floor Plan**  
Elevation A 1/4" = 1'-0"

1958 | La Madre | North Las Vegas, Nevada

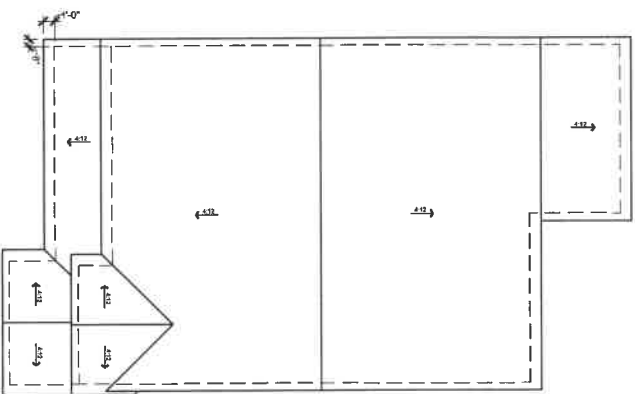
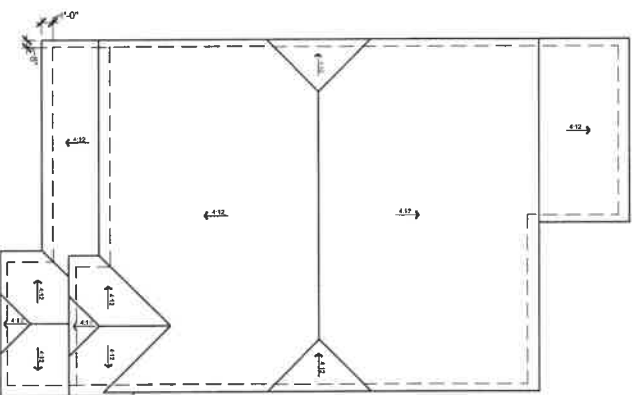
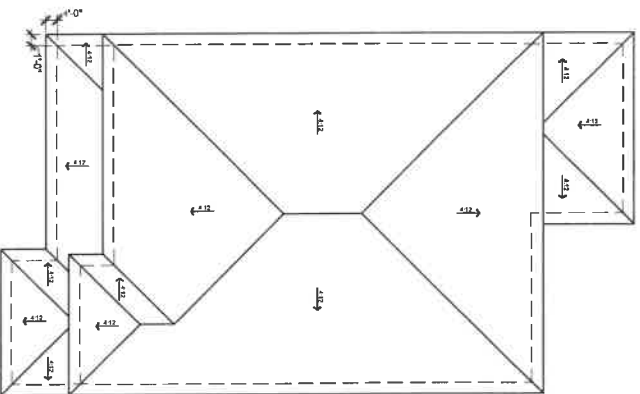
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Second Floor Plan  
Elevation A 1/4" = 1'-0"

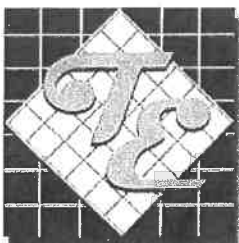
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# 1958 | La Madre | North Las Vegas, Nevada





## 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. \_\_\_\_\_

- I. \_\_\_\_\_  
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- J. \_\_\_\_\_  
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- K. \_\_\_\_\_  
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- Q. \_\_\_\_\_  
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- S. \_\_\_\_\_  
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- T. \_\_\_\_\_  
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- U. \_\_\_\_\_  
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- V. \_\_\_\_\_  
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VI. **Adjournment:** Meeting ended at 7:00 p.m.



**Neighborhood Meeting - Sign In Sheet**  
**Azure & Commerce**  
**July 26, 2023 - 6:00 pm / Aliante Library**

Complete Name		Address, City, Zip	Telephone Number	Email Address
1	Luther Sleta Mcaskill	60113 Silken Saddle St 89031	702 644-1221	mln.mcaskill@gmail.com
2	Gloria Cherchio	_____	_____	_____
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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 FIELD WHEN MAP REDUCED FROM 1:1417 ORIGINAL.

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

**MAP LEGEND**

- PARCEL BOUNDARY
- SUB BOUNDARY
- PAID BOUNDARY
- ROAD EASEMENT
- MATCH / LEADER LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- HISTORIC PAID BOUNDARY
- SECTION LINE
- CONDOMINIUM UNIT
- AIR SPACE PCL
- RIGHT OF WAY PCL
- SUB-SURFACE PCL
- 007 ROAD PARCEL NUMBER
- 001 PARCEL NUMBER
- 1.00 ACREAGE
- 202 PARCEL SUBSID NUMBER
- 202 PARCEL SUBSID NUMBER
- 5 BLOCK NUMBER
- 5 LOT NUMBER
- 6.5 GOV LOT NUMBER

**T19S R61E**

**27**

**N 2 NE 4**

**124-27-5**

**Scale: 1" = 200'**

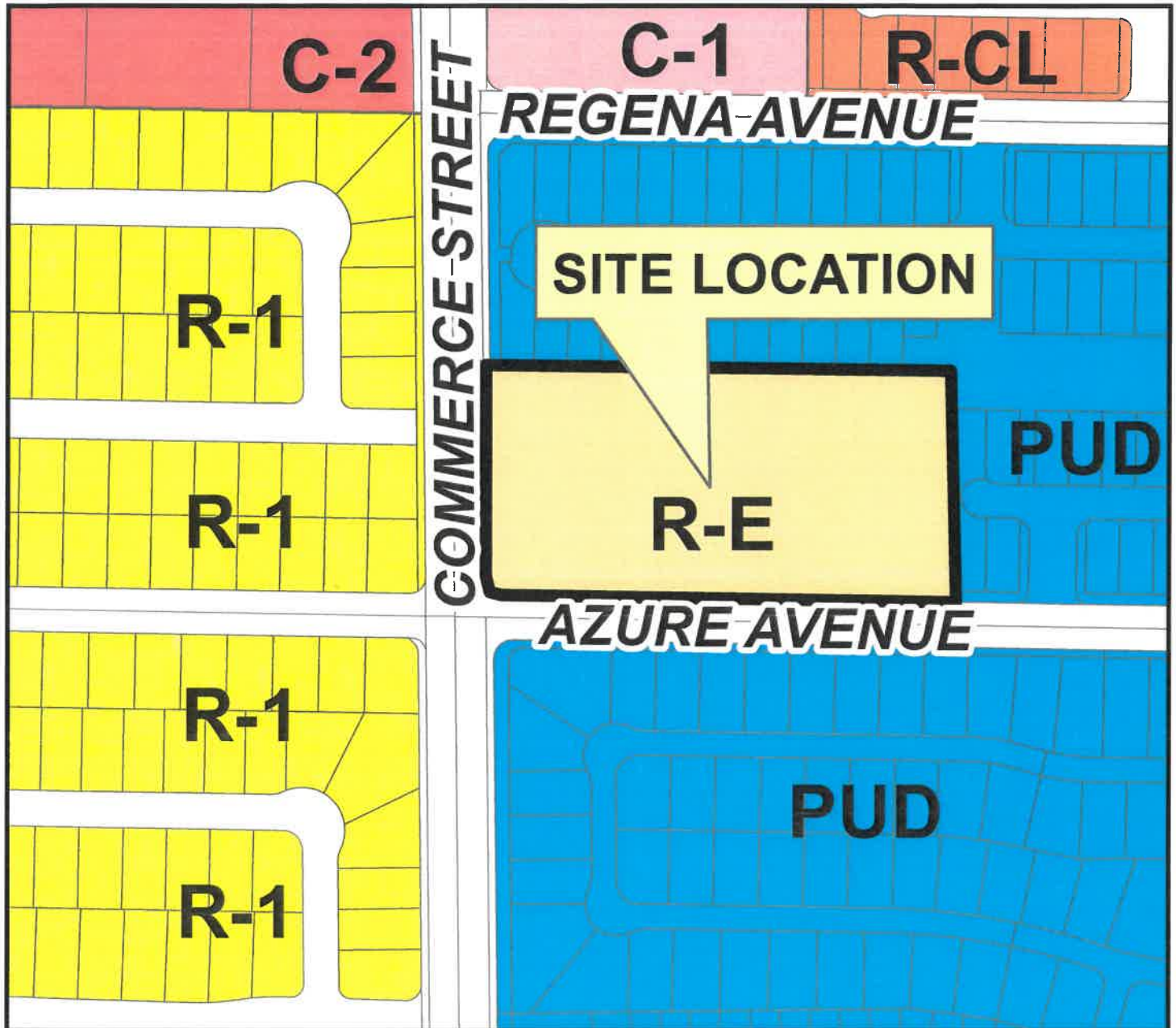
**Rev: 4/27/2023**





# THE CITY OF NORTH LAS VEGAS

## Location & Zoning Map



Applicant: LGI Homes - Nevada, LLC  
Application Type: Property Reclassification  
Request: R-E (Ranch Estates District) to R-CL (Single-Family Compact Lot Residential District)  
Project Info: Northeast Corner of Commerce Street and Azure Avenue  
Case Number: ZN-12-2023

08/07/2023

