

CITY OF NORTH LAS VEGAS
INTEROFFICE MEMORANDUM

To: Robert Eastman, Planning Manager, Land Development & Community Services Dept.
From: Duane McNelly, Land Development Coordinator, Department of Public Works
Subject: T-MAP-07-2022 **Centennial & Mc Carran**
Date: June 16, 2022

The Department of Public Works recommends that this application comply with the conditions of approval for ZN 13-2022.



Duane McNelly, Land Development Coordinator
Department of Public Works



April 26, 2022

City of North Las Vegas
Planning and Zoning Department
2250 Las Vegas Blvd. N.
North Las Vegas, NV 89030

**Re: Centennial & McCarran
APN: 124-24-401-019 & 124-24-401-021
Letter of Intent**

To whom it may concern:

On behalf of our client, Forestar Real Estate Group, Inc., Taney Engineering is respectfully submitting a Letter of Intent for a Tentative Map, Rezoning, and Land Use Amendment for a proposed 4.19 gross acre, 30 lot single-family residential subdivision.

Tentative Map

The proposed project consists of a 4.19 gross acre, 30 lot residential subdivision with 7.16 lots per acre located to the north of Centennial Parkway and west of McCarran Street.

Ingress and egress to the site will be from McCarran Street. It is not believed that this development will have an adverse impact on traffic flow as Centennial Parkway is a major arterial capable of handling a significant increase in traffic volume. While we are requesting a rezoning, the site is currently zoned C-1 (Neighborhood Commercial), which would likely see far greater traffic counts than our proposed residential development.

The community will have 10,512 sq. ft. of open space, in excess of the 10,500 sq. ft. required by Title 17.24.020-2.

Properties to the north, east, and south are zoned R-3 (Multi-Family Residential), PUD (Planned Unit Development), and R-CL (Single-Family Compact Lots), and are similarly developed to the proposed subdivision. We believe that the addition of this development is appropriate and beneficial for the area.

Rezoning

The site is currently zoned C-1 (Neighborhood Commercial). On behalf of our client, we are requesting a rezoning to R-CL (Single-Family Compact Lots).

Land Use Amendment

The site currently has a land use category of Community Commercial. On behalf of our client, we are requesting a land use amendment to Single-Family Medium.

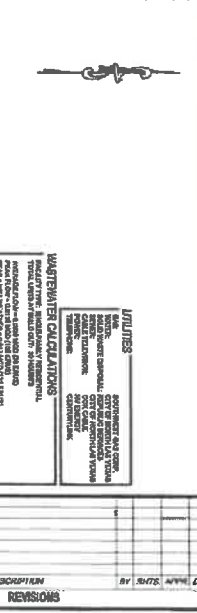
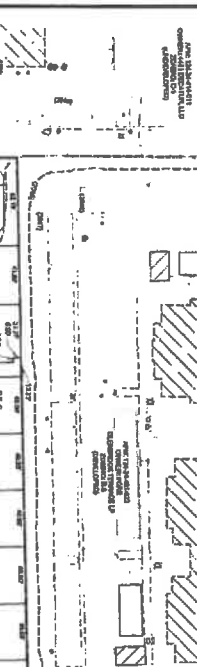
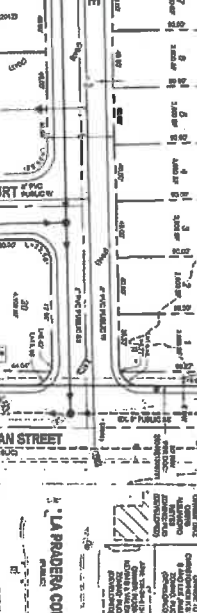
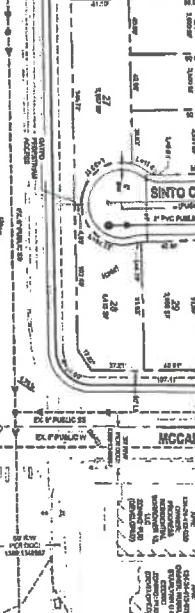
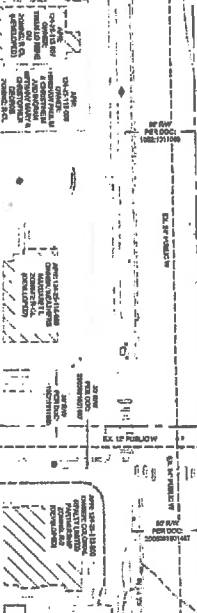
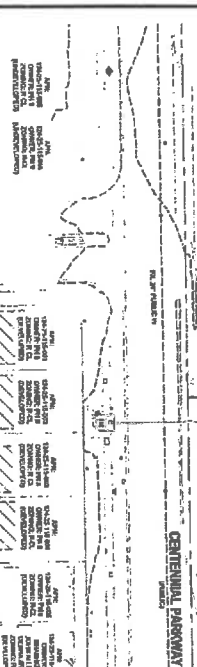
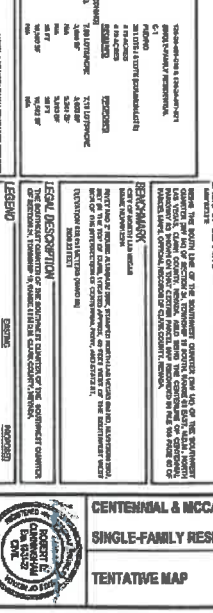
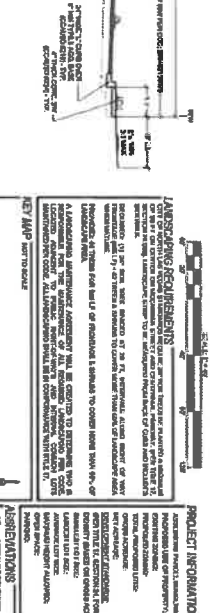
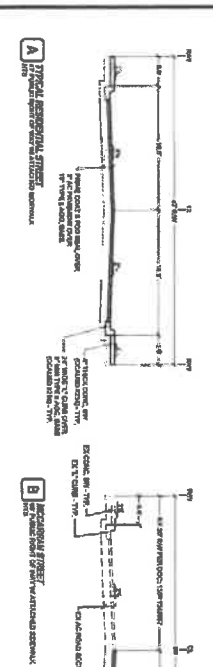
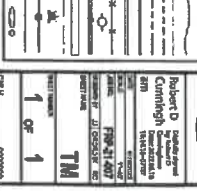
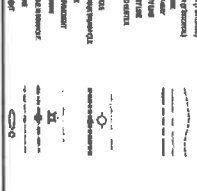
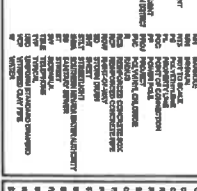
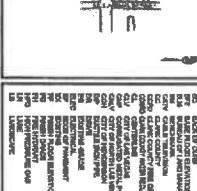
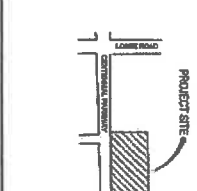
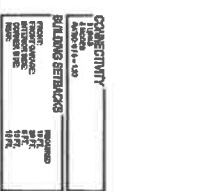
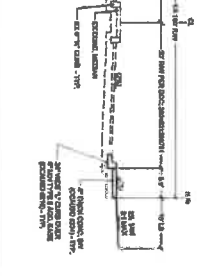
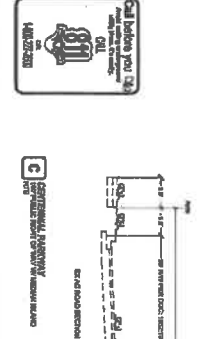
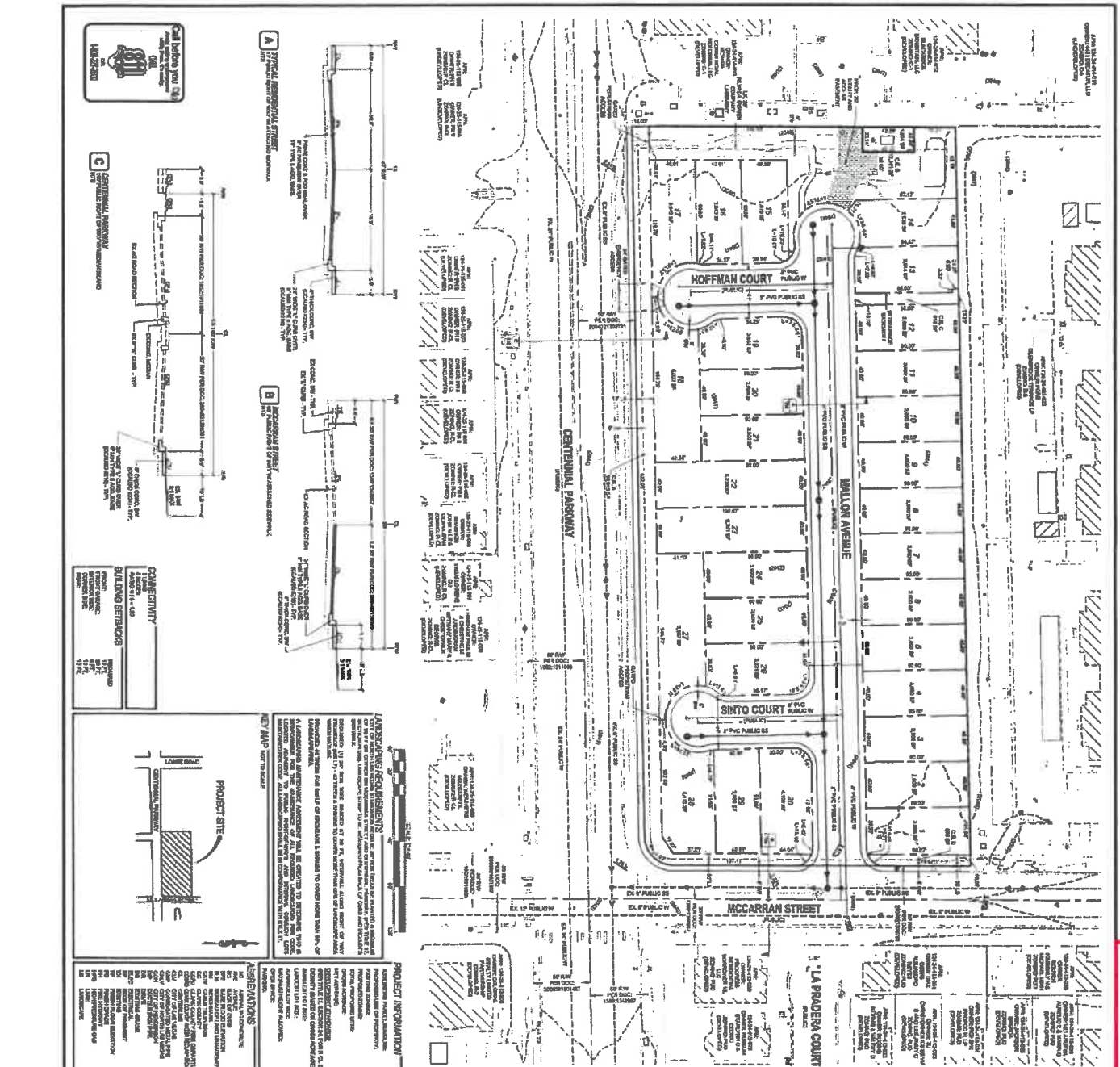
We are hopeful that this letter clearly describes the project and the intent of the proposed development. If you have any questions or require additional information, please call 702-362-8844.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeremiah Johnson". The signature is fluid and cursive, with a large initial "J" and a distinct "H".

Jeremiah Johnson
Land Planner

REVISED
6/29/2022



CONNECTIONS
1. ALL CONNECTIONS TO BE MADE BY THE OWNER.
2. ALL CONNECTIONS TO BE MADE AT THE PROPERTY LINE.
3. ALL CONNECTIONS TO BE MADE AT THE STREET LINE.

PROJECT INFORMATION
OWNER: CENTENIAL & MCCARRAN
DEVELOPER: [Name]
PROJECT: SINGLE-FAMILY RESIDENTIAL

LEGAL DESCRIPTION
[Detailed legal description of the property]

DATE	BY	DESCRIPTION
6/29/2022	[Name]	REVISED

GENERAL NOTES
1. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
2. THE OWNER SHALL BE RESPONSIBLE FOR THE COST OF ALL UTILITIES.
3. THE OWNER SHALL BE RESPONSIBLE FOR THE COST OF ALL EASEMENTS.

PROPERTY NOTES
1. THE PROPERTY IS SUBJECT TO THE EASEMENTS SHOWN ON THIS PLAN.
2. THE PROPERTY IS SUBJECT TO THE EASEMENTS SHOWN ON THIS PLAN.

UTILITY NOTES
1. THE UTILITIES SHOWN ON THIS PLAN ARE BASED ON THE RECORD PLANS.
2. THE UTILITIES SHOWN ON THIS PLAN ARE BASED ON THE RECORD PLANS.

ADDITIONAL NOTES
1. THE OWNER SHALL BE RESPONSIBLE FOR THE COST OF ALL UTILITIES.
2. THE OWNER SHALL BE RESPONSIBLE FOR THE COST OF ALL EASEMENTS.

PROJECT SITE
[Location map showing the project site within the neighborhood]

FORESTAR
LAND ENGINEERING
3111 S. [Address]
DENVER, CO 80202
TEL: [Phone Number]
WWW.FORESTAR-ENGINEERING.COM

CENTENIAL & MCCARRAN
SINGLE-FAMILY RESIDENTIAL
TENTATIVE MAP



Project ID: [Number]
Drawing No: [Number]
Scale: 1" = 100'
Date: 6/29/2022

BY: [Name]
DATE: [Date]

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TANEY ENGINEERING

6030 SOUTH JONES BLVD.
LAS VEGAS, NV 89118
TELEPHONE: 702-362-8844
FAX: 702-362-5233

Centennial & McCarran Neighborhood Meeting for Proposed Zone Change April 18, 2022 – 6:30 pm / Aliante Library Meeting Room

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

Meeting Facilitator: Jeremiah Johnson – Taney Engineering

Invitees: City of North Las Vegas residents living near APN: 124-24-401-019 & 021

- I. **Call to Order:** Meeting began at 6:30 p.m.
- II. **In attendance:** Jeremiah Johnson (Taney Engineering); 3 Number of persons in attendance:
Robert Cunningham, Janna Felipe, Michael Bradshaw (Forestar)
- III. **0** Number of persons opposed to project
- IV. **3** Number of persons in support of project
- V. **Open issues and additional information:**
 - A. Q: When is construction planned to start?
A: This project is still in the entitlements phase.
 - B. Q: We live to the neighborhood to the south and cannot turn left, how much traffic will there be?
A: You would have more traffic with a commercial project
 - C. Q: Would a commercial or residential project have more traffic?
A: Commercial projects could possibly have more overall traffic
 - D. Q: How big are the lots?
A: The minimum lot size is 3,600 square feet
 - E. Q: Who is the builder that wants to build here?
A: There is no developer yet.
 - F. Q: You have some good lots here
A: Yes, minimum lots will be 3,600 which we are complying.
 - G. Q: Will this community be gated?
A: We are proposing that this community will not be gated
 - H. Q: What would be the minimum square feet of a home?
A: There is no square footage for homes yet

I. Q: Can they build apartments?

A: No we are proposing single family detached homes

J. Q: Where is the exit for this subdivision?

A: The exit would be on McCarran.

K. Q: The median makes it difficult to exit on McCarran.

A: Maybe the median issue could be worked out with CNLV and possibly remove it.

L.

Q: How long is the process to get this approved?

A: We have another three months.

M. Q: So it hasn't been sold yet?

A: No it has not.

N. Q: Will they have to tear up parts of Centennial?

A: everything is coming of McCarran.

O. Q: So the goal is single family homes?

A: Correct, we are requesting R-CL.

P. Q: As long as there no apartments, or condos then we are good with it.

A: No, this is a single family detached request

Q. Q: Can you email me a site plan?

A: I can email you a copy.

VI. Adjournment: Meeting ended at 6:50 p.m.



Real Property Management
1180 Military Tribute Place
Henderson, NV 89074

School Development Tracking Form

<http://facilities.ccsd.net/departments/real-property-management/>

Date Filed 05/03/2022 Application Number T-MAP-000007-2022 Entity NLV

Company Name Taney Engineering

Contact Name _____

Contact Mailing Address _____

City _____ State _____ Zip Code _____

Phone (702) 362-8844 Mobile _____ Fax _____ Email _____

Project Name Centennial & McCarran

Project Description 30 Single-Family Lots

APN's 124-24-401-019 & 021

Student Yield	Elementary School	Middle School	High School
Single-Family Units (1) 30	x 0.166 = 5	x 0.093 = 3	x 0.131 = 4
Multi-Family Units (2)	x 0.139 = 0	x 0.065 = 0	x 0.074 = 0
Resort Condo Units (3)			
Total	5	3	4

(1) Single Family unit is defined as single family detached home, mobile home, and townhouse.

(2) Multi-Family unit is defined as apartment, multiplexes, and condominiums.

(3) Resort Condominium units for tracking purposes only.

*To be completed by CCSD

Schools Serving the Area*					
Name	Address	Grade	Capacity	Enrollment	Site Date
Duncan ES*	250 W. Rome Blvd	K-5	642	642	4/1/2022
Hayden ES*	150 W. Rome Blvd	K-5	664	754	4/1/2022
Johnston MS	5855 Lawrence St.	6-8	1486	1248	4/1/2022
Legacy HS	150 W. Deer Springs Way	9-12	2367	2727	4/1/2022

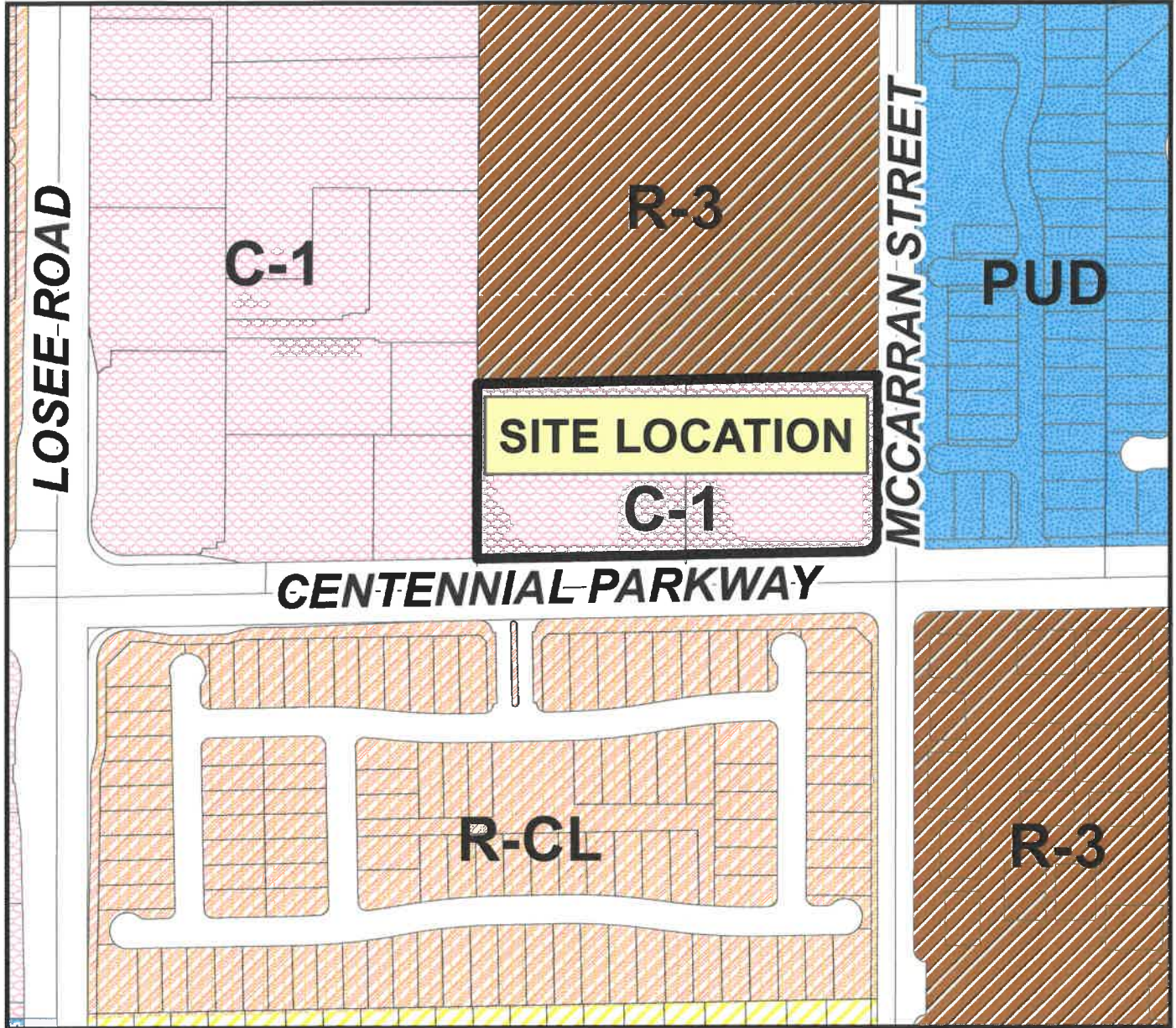
* CCSD Comments Hayden ES and Legacy HS are over capacity for the 2021-2022 school year. Hayden ES is at 113.55% and Legacy HS is at 115.21% of program capacity.
*The elementary schools share an attendance boundary.

Approved Disapproved



THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: Forestar (USA) Real Estate Group Inc
Application Type: Tentative Map
Request: To Allow an 30-lot, Single-Family Subdivision
Project Info: Northwest corner of Centennial Parkway and McCarran Street
Case Number: T-MAP-07-2022

06/21/2022

