



April 25, 2022

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

**Re: Fuselier & Craig
APN: 139-05-701-005
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 2.29 gross acre, 18 lot single-family residential subdivision.

Tentative Map

The proposed project consists of a 2.29 gross acre, 18 lot residential subdivision with 7.86 lots per acre located approximately 300 ft. south of Craig Road and west of Fuselier Drive.

Ingress and egress to the site will be from Fuselier Drive. It is not believed that this development will have an adverse impact on traffic flow as Craig Road 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 6,325 sq. ft. of open space, in excess of the 6,300 sq. ft. required by Title 17.24.020-2.

Properties to the north, east, and west are zoned C-1 (Neighborhood Commercial) and those to the south are zoned R-1 (Single-Family Low Density). The proposed subdivision will provide a buffer between the low-density residential development located to the south and the higher density adjacent commercial operations. Due to these factors, 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 Neighborhood 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', written in a cursive style.

Jeremiah Johnson
Land Planner

ZONE BOUNDARY MAP

PLANNING COMMISSION
 1/4
 5/14
 100 S. 11th St.
 LAS VEGAS, NV 89101

SIMMONS STREET

135.79'

168.27'

168.27'

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168.27'

168.27'

CRAIG ROAD

168.27'

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168.27'

168.27'

168.27'

168.27'

168.27'

168.27'

FOUND 2" ONLY ALUMINUM CAP
 P.S. 1080 DESCRIBED
 PAR. 89 121-48
 602.59'

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VICINITY MAP

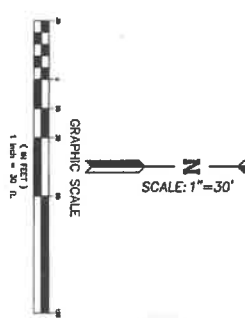
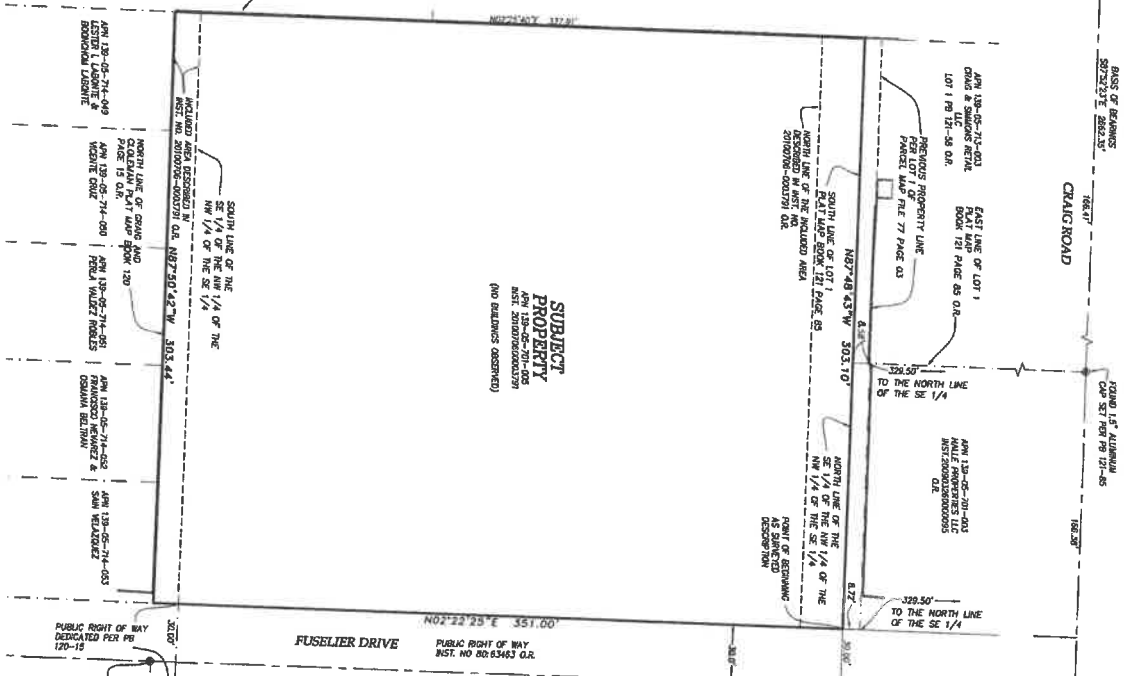


APN 128-06-71-02
 NORTH LOT NEIGAS S & A LLC
 N51. 2007021000000443 O.R.

APN 128-06-71-008
 PASSION MEDICAL ASSOCIATES INC
 N51. 2007020000000000 O.R.

EAST LINE OF LOT 1
 BOOK 121 PAGE 83 O.R.

SUBJECT PROPERTY
 AS DESCRIBED IN
 N51. 2007020000000000 O.R.
 (NO BUILDING EXISTING)



SCALE: 1"=30'



LEGEND

- SUBJECT PARCEL LINE
- CENTRALLINE
- - - ADJOINING PROPERTY LINE
- EXISTING CMU WALL
- FOUND MONUMENT AS DESCRIBED
- CLARK COUNTY ASSESSORS PARCEL NUMBER
- OFFICIAL RECORDS, CLARK COUNTY

BASIS OF BEARINGS

NORTH BEARINGS ARE THE NORTH LINE OF THE SQUAREST QUARTER (SE 1/4) OF SECTION 5, TOWNSHIP 20 SOUTH, RANGE 81 EAST, MERIDIAN 125 WEST, CLARK COUNTY, NEVADA. ALSO BEING THE NORTH LINE OF THE EAST 1/2 OF SECTION 5, TOWNSHIP 20 SOUTH, RANGE 81 EAST, MERIDIAN 125 WEST, CLARK COUNTY, NEVADA. ALSO BEING THE EAST LINE OF THE EAST 1/2 OF SECTION 5, TOWNSHIP 20 SOUTH, RANGE 81 EAST, MERIDIAN 125 WEST, CLARK COUNTY, NEVADA. ALSO BEING THE EAST LINE OF THE EAST 1/2 OF SECTION 5, TOWNSHIP 20 SOUTH, RANGE 81 EAST, MERIDIAN 125 WEST, CLARK COUNTY, NEVADA.

TANEY ENGINEERING
 600 SO. JONES BLVD. #100
 LAS VEGAS, NEVADA 89118
 (702) 362-8844 FAX (702) 362-5233

JOB #TR-214-008



TANEY ENGINEERING

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

Fuselier & Craig Neighborhood Meeting for Proposed Zone Change May 16th, 2022 – 5:30 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: 139-05-701-005

- I. **Call to Order:** Meeting began at 5:30 p.m.
- II. **In attendance:** Jeremiah Johnson (Taney Engineering); 0 Number of persons in attendance
- III. — Number of persons opposed to project
- IV. — Number of persons in support of project

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

A. NO neighbors attended. The meeting was held by Jeremiah Johnson.

B. _____

C. _____

D. _____

E. _____

F. _____

G. _____

H. _____

- I. _____

- J. _____

- K. _____

- L. _____

- M. _____

- N. _____

- O. _____

- P. _____

- Q. _____

- R. _____

- S. _____

- T. _____

- U. _____

- V. _____

VI. Adjournment: Meeting ended at 6:00 p.m.

**CITY OF NORTH LAS VEGAS PLANNING COMMISSION AND CITY
COUNCIL RECOMMENDATIONS / COMMENTS**

FROM: CLARK COUNTY DEPARTMENT OF AVIATION

APPLICATION: ZN-000010-2022

PROJECT: FUSELIER & CRAIG, 18 SFU

LOCATION: 139-05-701-005

**MEETING DATE: JUNE 8, 2022, PLANNING COMMISSION, JULY 6, 2022,
CITY COUNCIL**

COMMENTS:

The proposed development lies just outside the AE-60 (60-65 DNL) noise contour for North Las Vegas Airport (VGT), and is subject to significant aircraft noise and continuing over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade VGT to meet future air traffic demand, and nighttime operations may and will continue to occur at VGT.

Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office is strongly encouraged. Additionally, the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998, and funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

NOTES

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 IS REDUCED FROM 11X17 ORIGINAL.

MAP LEGEND

- Parcel Boundary
- Sub Boundary
- Road Boundary
- Match/Leaser Line
- Historic Lot Line
- Historic Sub Boundary
- Historic Plaid Boundary
- Section Line
- Condominium Unit
- Air Space PCL
- Right of Way PCL
- Sub-Surface PCL
- Parcel Number
- Parcel Sub/Sr Number
- Play Recording Number
- Block Number
- Gov Lot Number

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

BOOK
 T20S R61E

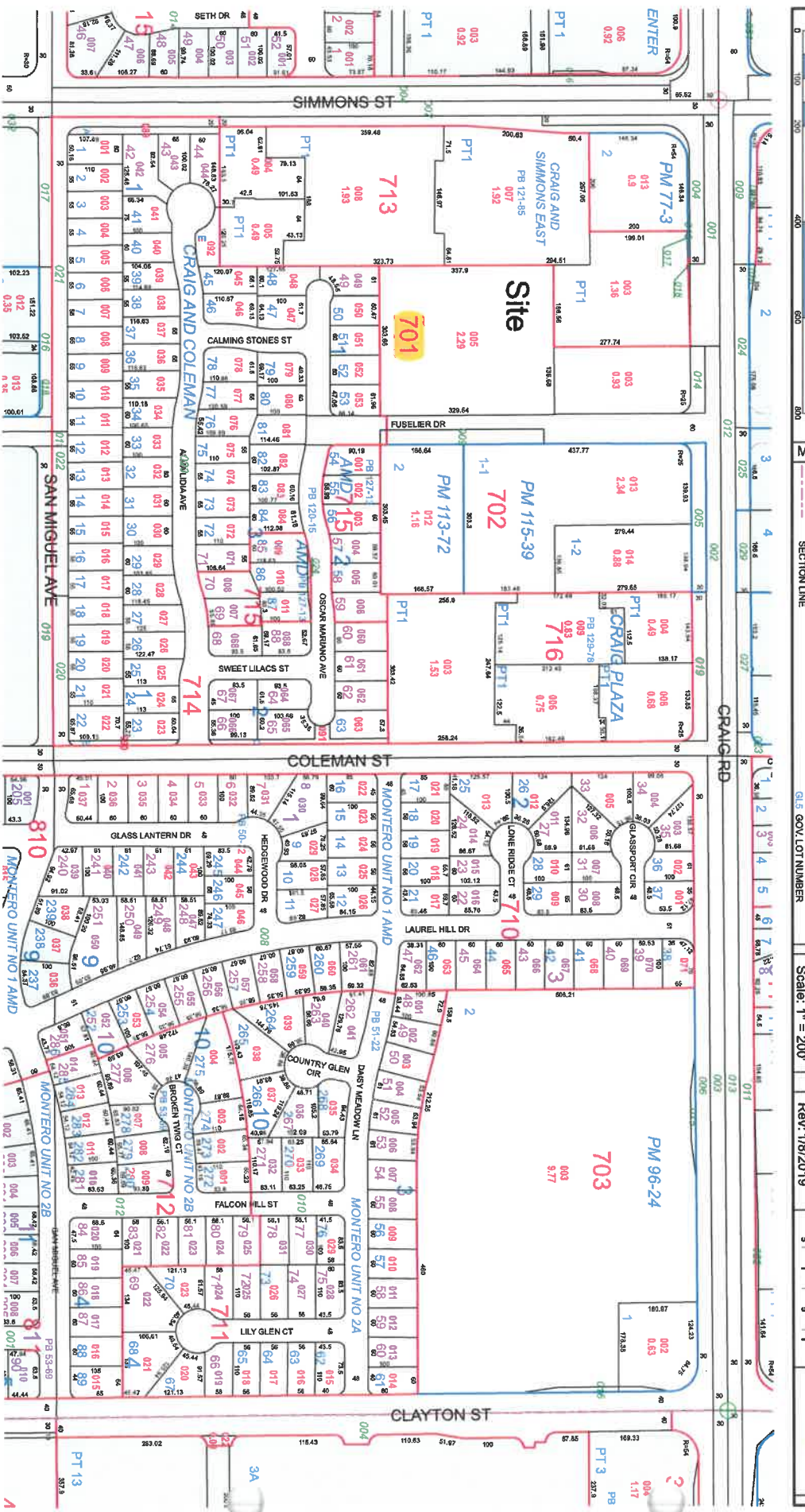
SECTION
 5

MAP
 N 2 SE 4

Scale: 1" = 200'

Rev: 1/8/2019

CLARK COUNTY
 NV & NEBR

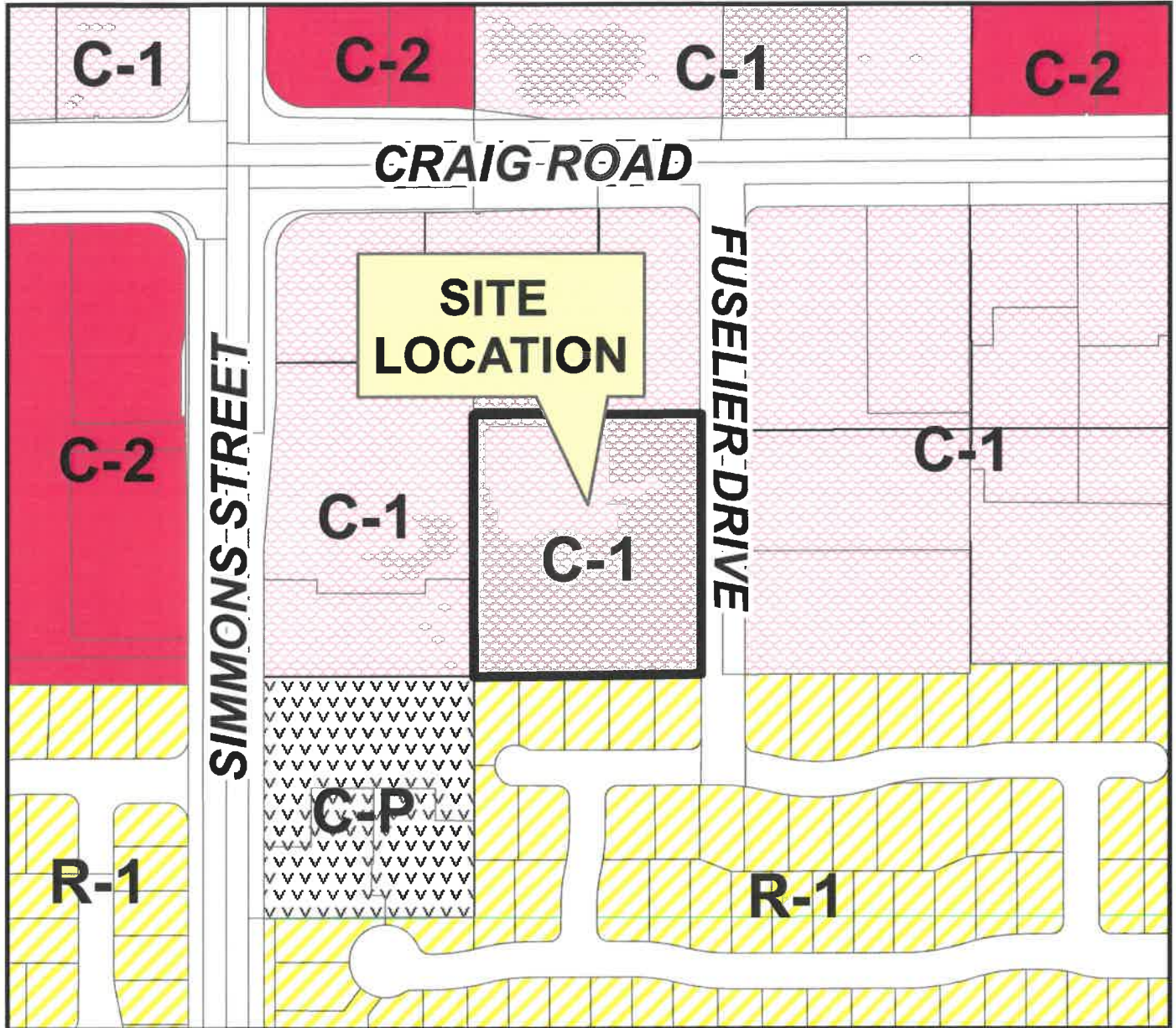


TAX DIST 250



THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: Forestar (USA) Real Estate Group, Inc.
Application Type: Property Reclassification
Request: From C-1 (Neighborhood Commercial District) to R-CL (Single-Family Compact Lot Residential District)
Project Info: 277 Feet South of the Southwest Corner of Craig Road and Fuselier Drive
Case Number: ZN-10-2022

6/15/2022

