

February 14, 2024

Mr. Robert Eastman
Principal Planner
Planning and Zoning Department
City of North Las Vegas
2250 Las Vegas Boulevard North
North Las Vegas, NV 89030

**RE: Letter of Intent for Tropical and Walnut Residential Subdivision
Tentative Map / Zone Change / Amendment to Master Plan
T-MAP-24-2023/ ZN-15-2023/ AMP-11-2023
Task Force TF-25-2023
APN: 123-30-201-007**

Dear Mr. Eastman:

On behalf of DR Horton, we provide this Letter of Intent and associated application package for Tropical and Walnut, a proposed residential subdivision located at the northwest corner of Tropical Parkway and Walnut Road in the City of North Las Vegas. We respectfully request the City's approval of the associated applications for a **Tentative Map, Zone Change, and an Amendment to the Master Plan**. The required documents for the applications accompany this Letter of Intent for the City's review and approval.

TENTATIVE MAP JUSTIFICATION (T-MAP-24-2023)

The property comprises 10.85 acres bounded on the north by an existing single family development named Sunrise Canyon – Unit 2 (PUD); on the west by an existing single family development named Sunrise Canyon – Unit 1 (PUD); on the south by Tropical Parkway; and on the east by Walnut Road.

The project proposes 81 single-family lots together with 11 common lots. Typical lot size is 40' wide x 93' deep resulting in a 3,720 SF typical lot size. The project will yield a density of 7.47 lots/acre.

The Planned Unit Development is uniquely suited for the property considering that it abuts similar single-family planned unit development land uses north and west. The original proposed development plan was presented at a neighborhood meeting held on October 30, 2023. and received no objections from the neighbors regarding a smaller 3,010 sf lot size. The neighbors to the west asked if it was possible to move the open space along the western edge of the property to provide a buffer. We don't believe that we can accommodate this request and maintain the desired design elements.

Onsite streets will be 47' wide public roads with parking on both sides of the street. The improvements will include landscape treatments and sidewalk offset from the curb along Tropical Parkway and Walnut Road. The development will result in Tropical Parkway and Walnut Road being fully developed adjacent to the project site.

The Open Space requirement for Planned Unit Developments with single family lots 3,600 to 3,799 SF is 350 SF per lot translating to a required usable open space of 28,350 SF for 81 lots.

Common elements D, E, F, and G comprise a total of 30,487 sf meeting the minimum requirements of the City. Common elements D, E, and F comprise a total area of 28,319 sf which equates to 99.9%, which exceeds the required 75%, of the required useable open space to be in one area and centralized in the development suitable for active or recreational use and conveniently accessible to all members of the community. Amenities will include benches, trash receptacles, dog waste receptacles, and an open play turf area.

ZONE CHANGE JUSTIFICATION (ZN-15-2023)

We respectfully request a zone change from R-1 to PUD, Planned Unit Development. The adjacent properties to the north and west of the proposed subdivision are zoned PUD with lot sizes of 3,500 square feet. The requested zoning reclassification would make this parcel the same zoning classification as the adjacent parcels with similar lot sizes.

AMENDMENT TO MASTER PLAN JUSTIFICATION (AMP-11-2023)

We respectfully request an amendment to the master plan to change from Single Family Low Density (6 du/ac) to Single Family Medium Density (up to 13 du/ac). This amendment to the master plan would allow this parcel to develop the proposed 7.47 du/ac and provide a similar development to the adjacent parcels to the north and west.

We believe that the proposed project is in line with the goals of North Las Vegas Title 17 Zoning Ordinance criteria and will be a welcomed improvement to the neighborhood. We respectfully request the City's approval of the Tentative Map, Planned Unit Development, and Amendment to Master Plan.

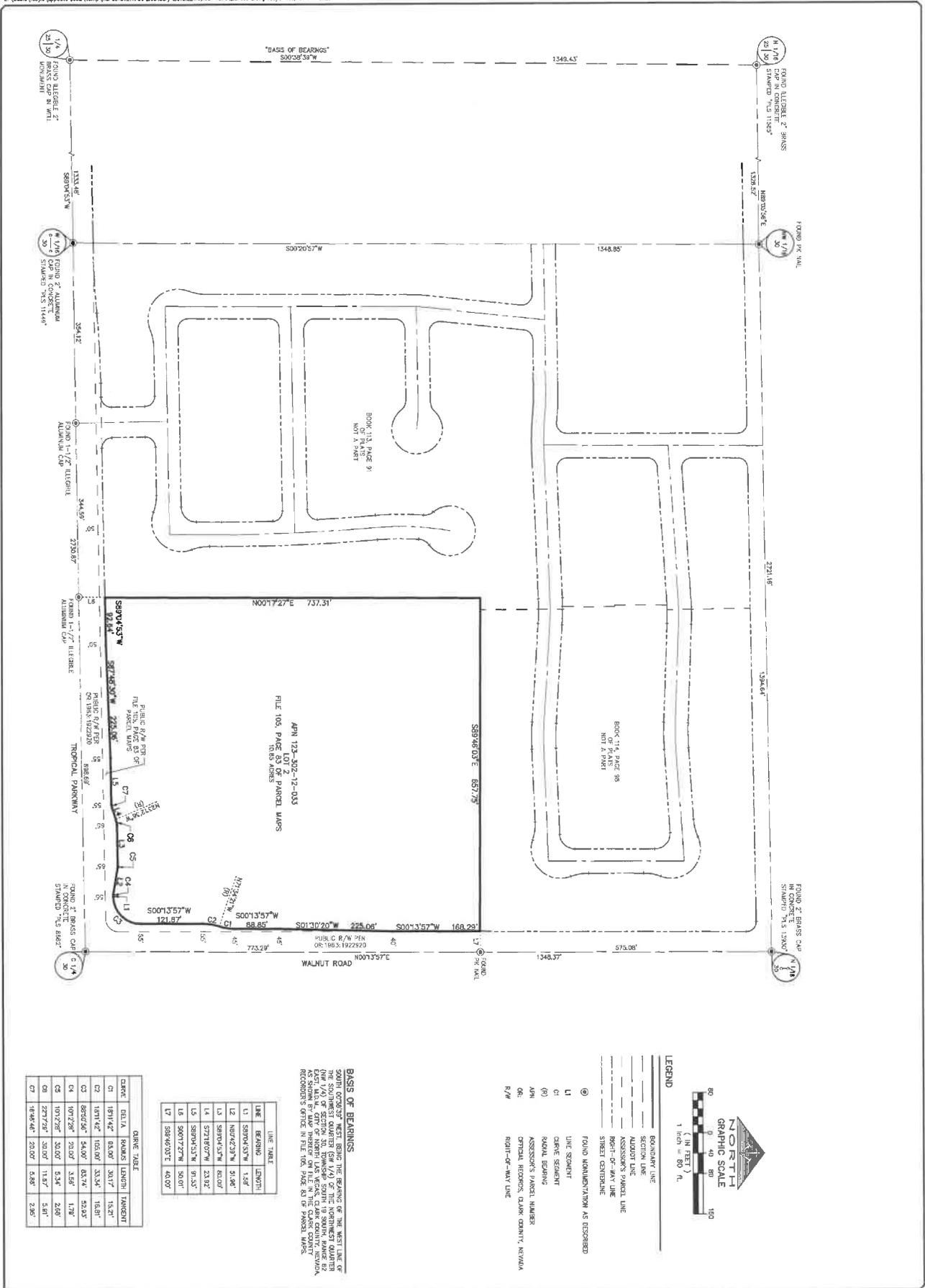
Please do not hesitate to contact me with any questions or if additional information is needed.

Sincerely,
Horrocks Engineers



Jason B. Dineen, PE
Land Development Project Manager





CHANG TABLE

CHANG	DATE	REASON	LENGTH	INCREAS
C1	18/11/22	63.00'	30.17'	18.21'
C2	18/11/22	103.00'	33.34'	18.81'
C3	08/29/22	54.00'	83.74'	52.33'
C4	10/27/22	20.00'	3.94'	1.70'
C5	10/27/22	30.00'	5.34'	2.80'
C6	22/17/22	30.00'	11.81'	5.81'
C7	18/08/22	20.00'	5.88'	2.95'

LINE TABLE

LINE	BEARING	LENGTH
L1	S89°45'37"W	1.58'
L2	N07°42'31"W	51.98'
L3	S89°45'37"W	8.02'
L4	S71°10'29"W	22.92'
L5	S89°45'37"W	91.33'
L6	S00°17'27"W	50.01'
L7	S89°46'03"E	40.00'

BASIS OF BEARINGS
 SOUTH 00°29'37" WEST BEING THE BEARING OF THE WEST LINE OF THE SOUTH 1/4 SECTION 36, T12N, R10E, S12E, RANGE 10E, T12N, R10E, S12E, EAST 1/4, CITY OF ALBERTA, CLARK COUNTY, NEVADA. THE BEARING OF THE SOUTH 1/4 SECTION 36, T12N, R10E, S12E, RANGE 10E, T12N, R10E, S12E, EAST 1/4, CITY OF ALBERTA, CLARK COUNTY, NEVADA, RECORDS OFFICE IN FILE 108, PAGE 83 OF PARCEL MAPS.

LEGEND

- BOUNDARY LINE
- SECTION LINE
- ADJUT LINE
- ASSASSOR'S PARCEL LINE
- RIGHT-OF-WAY LINE
- STREET CENTERLINE

FOUND MONUMENTATION AS DESCRIBED

- LI LINE SEGMENT
- CI CURVE SEGMENT
- RI RADIAL BEARING
- APN ASSASSOR'S PARCEL NUMBER
- OE OFFICIAL RECORDS CLARK COUNTY, NEVADA
- R/W RIGHT-OF-WAY LINE



HORROCKS
 TROPICAL & WALNUT NWC
 BOUNDARY ANALYSIS

Tri-Core SURVEYING
 CONSULTING SURVEYING ENGINEERS & MAPPING
 1808 NW GARDEN BLVD, SUITE 100, LAS VEGAS, NV 89104
 WWW.TRICORESURVEYING.COM

DATE: 11/1/2023
 PM: 10
 DRAWN BY: 10
 DESIGNED BY: 14
 CHECKED BY: 14
 AIA CHECKED: 14
 JOB NO.: 27523-001
 SCALE: 1" = 80'

NO.	DESCRIPTION	DATE	APP'D

LAS VEGAS OFFICE
1980 Festival Plaza Drive, Suite 650
Las Vegas, NV 89135
T: 702.792.7000
F: 702.796.7181

KAEMPFER

CROWELL

NEIGHBORHOOD MEETING SUMMARY

DR Horton
Walnut/Pebble
October 30, 2023

On October 30, 2023, Stephanie Allen and Elva Castaneda of Kaempfer Crowell hosted a neighborhood meeting at the Aliante Library for the proposed applications.

Approximately fifteen (15) people attended the meeting. Following a presentation of the project, questions included moving the open space along the western edge to provide some space for the homes immediately west. There was also discussion about traffic and if a traffic light is proposed at the intersection of Tropical and Walnut.

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! ELEVATION WHEN ASSESSED FROM 11X17 ORIGINAL

MAP LEGEND

- PARCEL BOUNDARY
- SUB BOUNDARY
- ROAD BOUNDARY
- ROAD EASEMENT
- MATCH / LEADER LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- HISTORIC PAVED BOUNDARY
- SECTION LINE

- CONDOMINIUM UNIT
- NR SPACE POL
- RIGHT OF WAY POL
- SUB-SURFACE POL
- 202 PARCEL SUBSED NUMBER
- 202 PARCEL SURFACE NUMBER
- 5 BLOCK NUMBER
- 5 LOT NUMBER
- 6.5 GOV. LOT NUMBER

T19S R62E

00 101	102 103
125 124	123 122
38 139	140 141

SEC 30

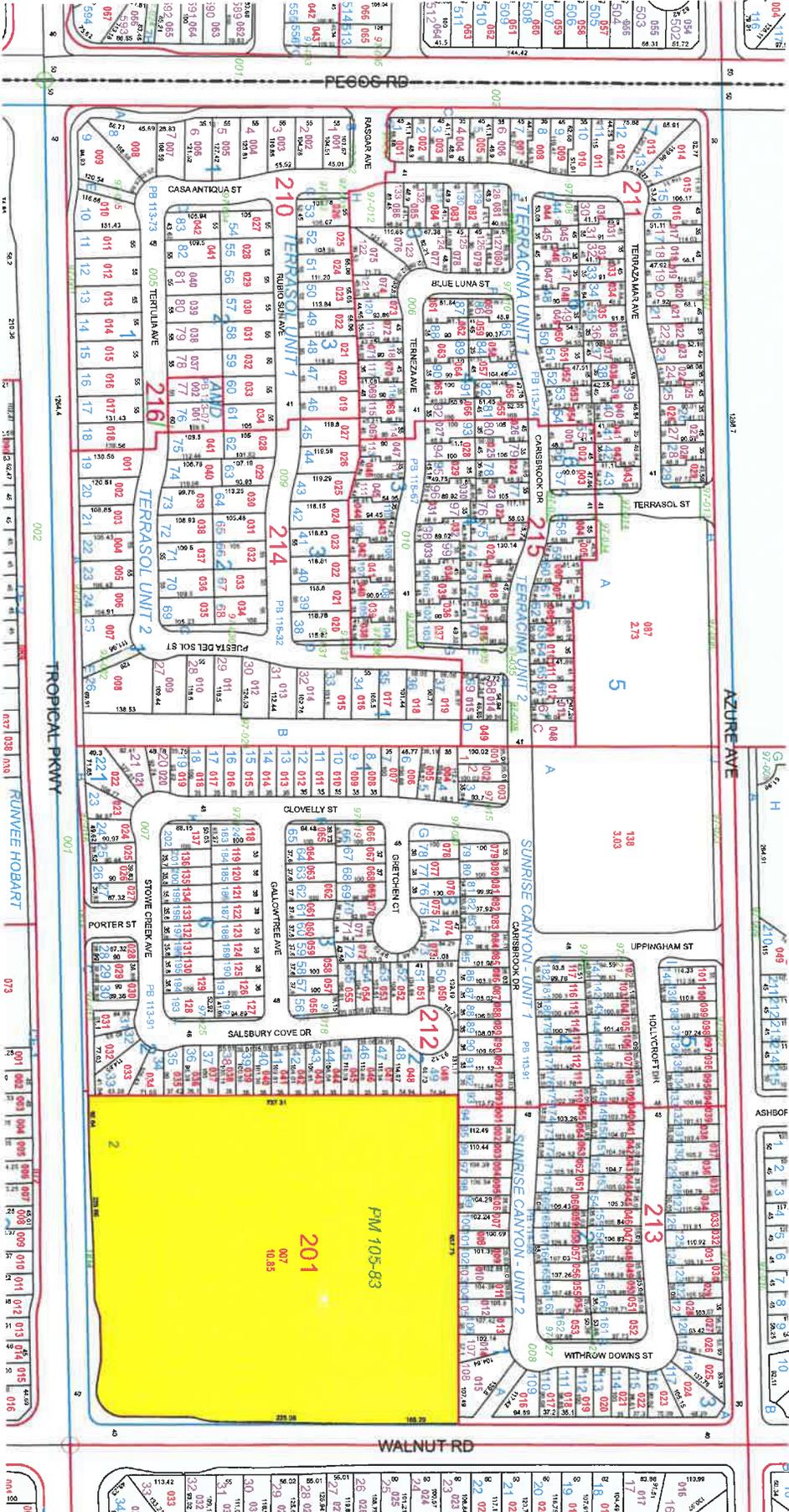
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30

S 2 NW 4

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30

123-30-2

CLARK COUNTY
HERNANDO COUNTY

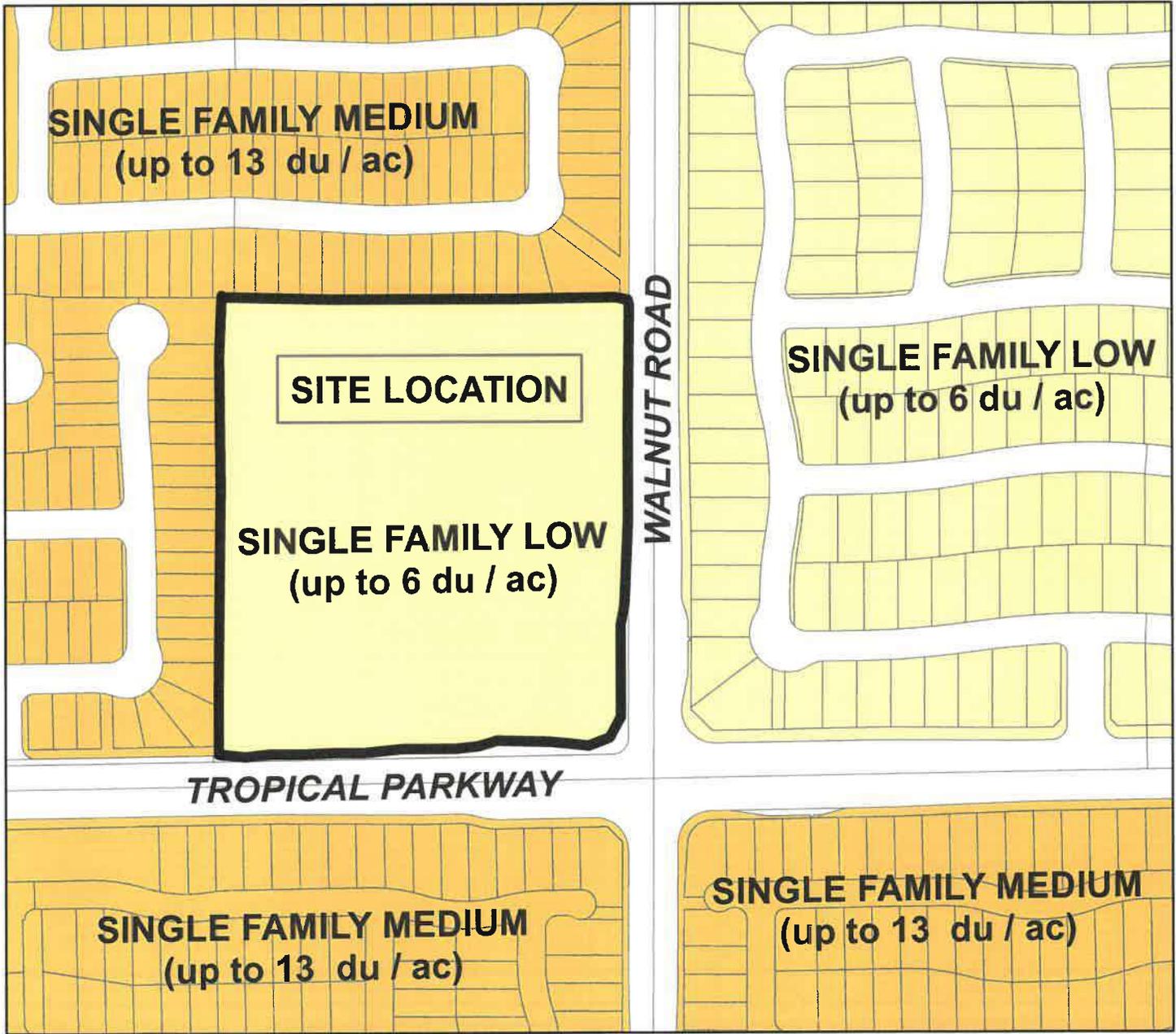


TAX DIST 254



THE CITY OF NORTH LAS VEGAS

Comprehensive Plan Map



Applicant: DR Horton
Application Type: Comprehensive Plan Amendment
Request: Change from Single-Family Low to Single-Family Medium
Project Info: Northwest corner of Tropical Parkway and Walnut Road
Case Number: AMP-11-2023

11/08/2023

