

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.

2/14/2024

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.

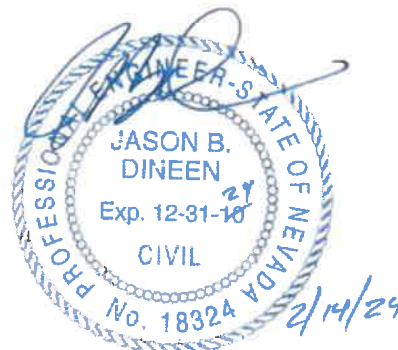
We believe that the proposed project is in line with the goals of North Las Vegas Title 17 Zoning Ordinance criteria and will be a welcomed improvement to the neighborhood. We respectfully request the City's approval of the Tentative Map, Planned Unit Development, and Amendment to Master Plan.

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





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.



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/LET WHEN REDUCED FROM 11X17 ORIGINAL

**MAP LEGEND**

- PARCEL BOUNDARY
- SUB BOUNDARY
- ROAD BOUNDARY
- PAVED EASEMENT
- RIGHT OF WAY POL
- 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 RECORDING NUMBER
- 5 BLOCK NUMBER
- 5 LOT NUMBER
- 6.5 GOV LOT NUMBER

**T19S R62E**

00 101	102 103
25 124	123 122
38 139	140 141

**SEC. 30**

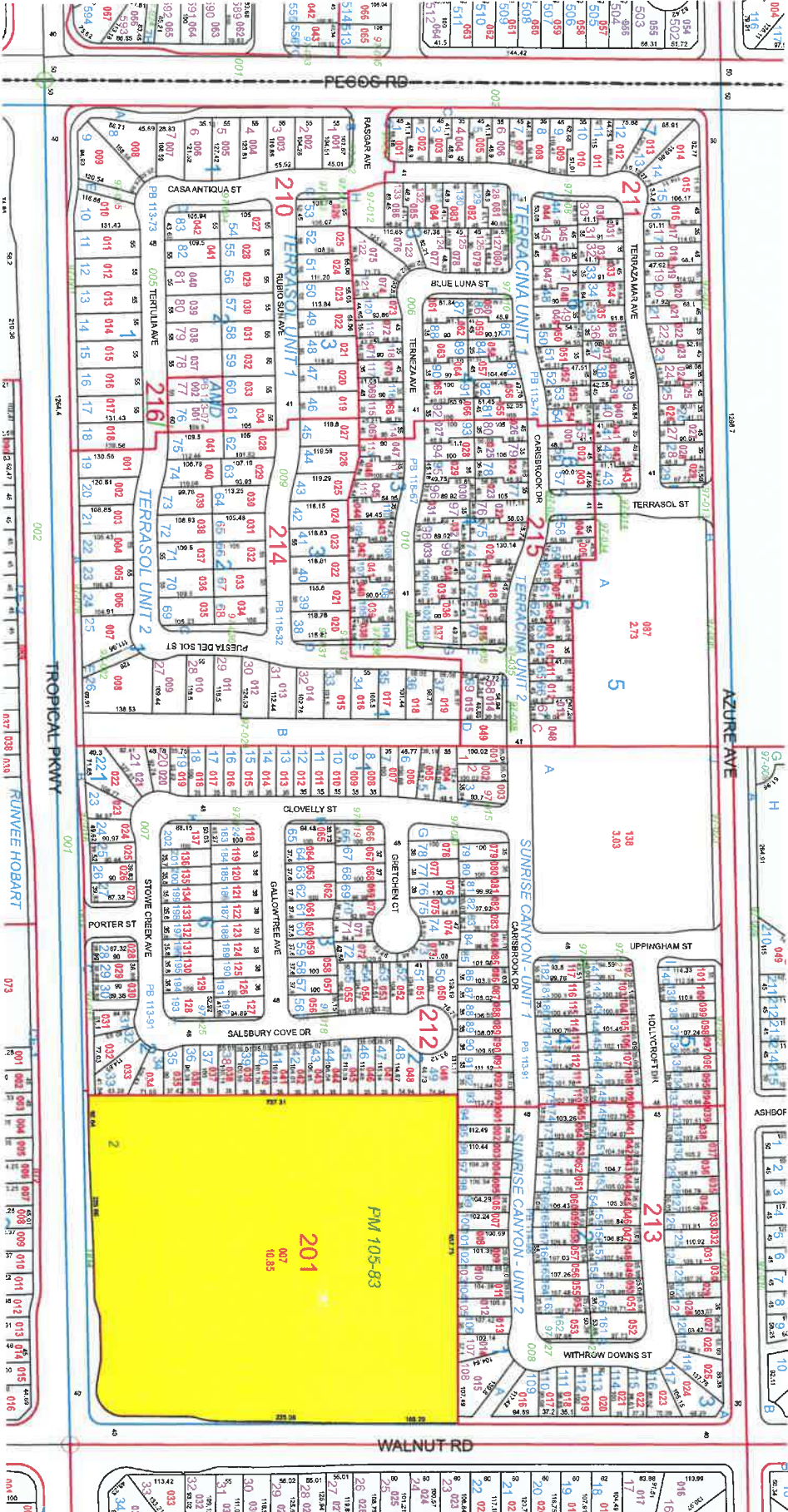
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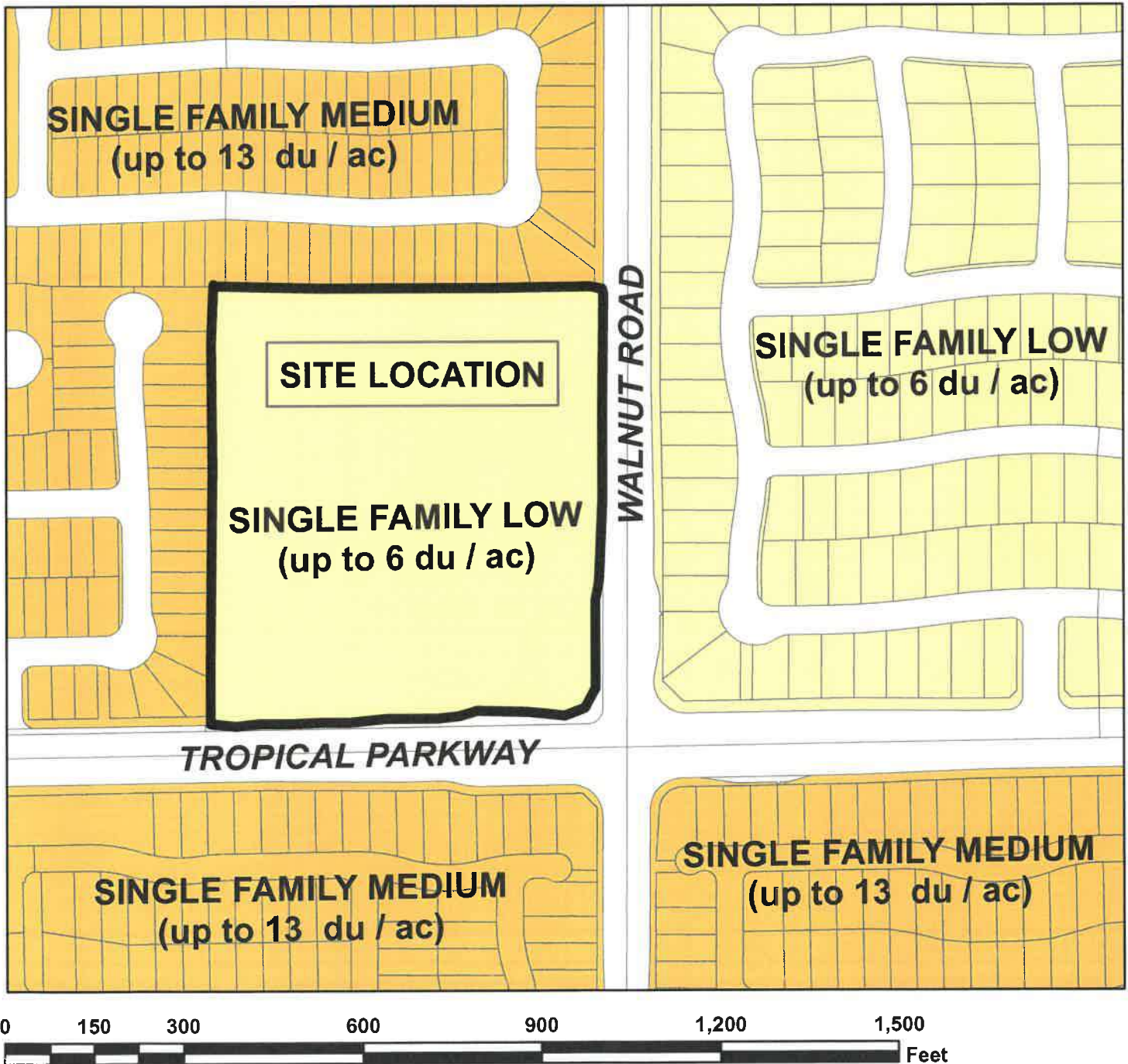
CLARK COUNTY  
NEVADA





# 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

