

CITY OF NORTH LAS VEGAS

MEMORANDUM

TO: Planning Commission

FROM: Land Development and Community Services Department

SUBJECT: **FDP-08-2024 TROPICAL AND WALNUT**

DATE: November 13, 2024

The item was continued at the October 9, 2024, Planning Commission meeting at the request of the applicant in order for staff and the applicant to discuss and agree upon the park amenities. The final development plan is in general compliance with the approved PUD, Planned Unit Development District and staff has no objections to the final development plan and recommends approval with conditions. Staff has amended condition #5 and added a new condition:

CONDITIONS:

Planning and Zoning

1. Unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. Revised landscaping plan will be required and shall provide 50% ground coverage within two years of planting to comply with the municipal code and incorporate pedestrian access gates from common element "C", common element "D" and common element "G" to Walnut Road and Tropical Parkway.
3. All lots shall have a minimum lot width of 40' and a minimum lot area of 3,600 square feet.
4. The elevations shall incorporate additional architectural detailing on the front of the dwelling.
5. The applicant shall provide the following amenities in the open space areas; shaded ramada, benches, picnic tables, open turf areas, trash receptacles and dog stations.
6. The applicant shall provide two (2) pedestrian access gates on to Walnut Road and Tropical Parkway.
7. All driveways within the subdivision shall be made from brick or concrete pavers.
8. Setbacks for the lots are as follows:
 - Front setback – 10 feet (20 feet to garage)

- Side yard setback – 5 feet
- Corner side setback – 10 feet
- Rear setback – 10 feet

Public Works

9. All known geologic hazards shall be shown on the preliminary development plan, tentative map and the civil improvement plans. Geological hazards such as fault lines or fissures affecting residential structures may substantially alter the tentative map layout and require the submission of a revised tentative map which must be approved by the City prior to final approval of the civil improvement plans. The footprint of proposed structures shall be plotted on all lots impacted by faults and/or fissures and a minimum width of five (5) feet shall be provided from the edge of any proposed structure to the nearest fault and/or fissure.
10. Approval of a drainage study is required prior to submittal of the civil improvement plans.
11. Clark County Regional Flood Control District (CCRFCD) concurrence with the results of the drainage study is required prior to approval of the civil improvement plans.
12. Approval of a traffic study is required prior to submittal of the civil improvement plans. Please contact Traffic Engineering at 633-2676 to request a scope. A queuing analysis may be required.
13. The size and number of access points and their locations are subject to review and approval by the City of North Las Vegas Traffic Engineer and must meet the standards set forth in *North Las Vegas Municipal Code* section 17.24.040; Conformance may require modifications to the site.
14. Right-of-way dedication for a flared intersection, including a right turn lane, is required at Tropical Parkway and Walnut Road per the Uniform Standard Drawings for Public Works' Construction Off-Site Improvements Drawing Number 201.1 and 245.1.
15. Right-of-way dedication and construction of a RTC bus turn-out is required Tropical Parkway near Walnut Road per the Uniform Standard Drawings for Public Works' Construction Off-Site Improvements Drawing Number 234.1.
16. Proposed residential driveway slopes shall not exceed twelve percent (12%).
17. All residential driveway geometrics shall be in compliance with the Uniform Standard Drawings for Public Works' Construction Off-Site Improvements Drawing Number 222.
18. Any preliminary street section(s) shown on the plans shall be used for planning purposes only; the geometrics, width of over-pave and thickness of the pavement sections will be determined by the Department of Public Works.
19. Dedication and construction of the following streets and/or half streets is required per the Master Plan of Streets and Highways and/or City of North Las Vegas Municipal Code section 16.24.100:

- a. Tropical Parkway
- b. Walnut Road

20. All common elements shall be labeled and are to be maintained by the Home Owners Association.
21. Appropriate subdivision and/or parcel mapping is required to complete this project. All mapping shall be in compliance with NRS Chapter 278 and the City of North Las Vegas Municipal Code, and associated Master Plans in effect at the time of subdivision and/or parcel map approval. Conformance may require modifications to the site.
22. The street names shall be in accordance with the North Las Vegas Street Naming and Address Assignment Standards, and must be approved by the City of Las Vegas Central Fire Alarm Office.
23. The property owner is required to grant a public pedestrian access easement for sidewalk located within a common element when that sidewalk is providing public access adjacent to the right-of-way.
24. Adjacent to all perimeter and internal streets, a five-foot-wide public utility easement shall be granted to accommodate dry utility appurtenances and fire hydrants.
25. A revocable encroachment permit for landscaping within the public right-of-way is required.
26. All off-site improvements must be completed prior to final inspection of the first building.
27. Adjacent to any eighty (80) foot right-of-way, a common lot and/or landscape and pedestrian access easement, with a minimum width of five (5) feet, shall be provided behind the required bus turn-out.
28. All Nevada Energy easements, appurtenances, lines and poles must be shown and shall be located entirely within the perimeter landscape area of this development. Distribution lines, existing or proposed, shall be placed underground if impacted by the proposed development of the parcel or if the pole impedes upon the proper ADA clearances for sidewalk. Under no circumstances will new down guy wires be permitted.

PROJECT:
TROPICAL AND WALNUT
Streetscape And Common Area Concept

APN 123-30-201-007
City of North Las Vegas, NV 89081

DEVELOPER:



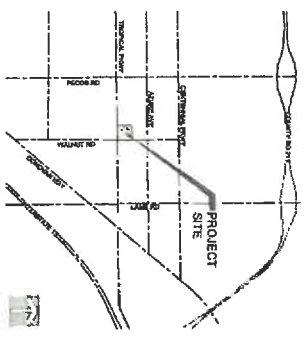
1081 Whitney Ranch Dr, Suite #141 Henderson NV, 89104

PROJECT ENGINEER:

HORROCKS ENGINEERS
1401 N. Green Valley Pkwy, Suite 160, Henderson, NV 89074

INDEX OF SHEETS

NO.	DESCRIPTION
CS	COVER SHEET
L1	OVERALL CONCEPT PLAN
L2	COMMON AREA CONCEPT PLAN



VICINITY MAP
N.T.S.

TROPICAL AND WALNUT
















COVER SHEET



KEY NOTES

- 1. 1"=20' SCALE
- 2. 1"=20' SCALE
- 3. 1"=20' SCALE

PLANT SCHEDULE

SYMBOL	DESCRIPTION	QUANTITY
	1. 1"=20' SCALE	1
	2. 1"=20' SCALE	1
	3. 1"=20' SCALE	1
	4. 1"=20' SCALE	1
	5. 1"=20' SCALE	1
	6. 1"=20' SCALE	1
	7. 1"=20' SCALE	1
	8. 1"=20' SCALE	1
	9. 1"=20' SCALE	1
	10. 1"=20' SCALE	1
	11. 1"=20' SCALE	1
	12. 1"=20' SCALE	1
	13. 1"=20' SCALE	1
	14. 1"=20' SCALE	1
	15. 1"=20' SCALE	1

