

CITY OF NORTH LAS VEGAS INTEROFFICE MEMORANDUM

To: Sharianne Dotson, Principal Planner, Land Development & Community Services
From: Jimmy Love, Major Projects Coordinator, Department of Public Works
Subject: FDP-08-2024 **Tropical And Walnut**
Date: September 12, 2024

The Department of Public Works recommends that this item comply with the conditions of approval for ZN-15-2023, and T-MAP-24-2023.

Jimmy Love
Digitally signed by Jimmy Love
DN: C=US,
E=lovej@cityofnorthlasvegas.com, O=City
of North Las Vegas, OU=Development &
Flood Control, CN=Jimmy Love
Reason: I am the author of this document
Date: 2024.09.12 13:47:28-07'00'

Jimmy Love, Major Projects Coordinator
Department of Public Works

ORDINANCE NO. 3198

AN ORDINANCE RELATED TO ZONING; RECLASSIFYING APPROXIMATELY 10.85 ± ACRES FROM R-1, SINGLE-FAMILY LOW DENSITY RESIDENTIAL DISTRICT TO A PUD, PLANNED UNIT DEVELOPMENT DISTRICT, (ZN-15-2023, TROPICAL AND WALNUT) TO ALLOW AN 81-LOT, SINGLE-FAMILY RESIDENTIAL DEVELOPMENT FOR PROPERTY LOCATED AT THE NORTHWEST CORNER OF TROPICAL PARKWAY AND WALNUT ROAD AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

WHEREAS, the rezoning is consistent with the Comprehensive Plan; and

WHEREAS, the Council determines that the amendment will not adversely affect the health and general welfare; and,

WHEREAS, according to Paragraph B of Section 70 of Chapter 12 of Title 17 of the North Las Vegas Municipal Code, the City Council may, by ordinance, reclassify property.

NOW THEREFORE, the City Council of the City of North Las Vegas does ordain:

SECTION 1: In accordance with the provisions of Ordinance No. **3198**, the following described parcel of land shall be reclassified as follows:

PUD, Planned Unit Development District (ZN-15-2023),

THE FOLLOWING PROPERTY DESCRIBED TO WIT:

LEGAL DECRPTION

APN 123-30-201-007

THAT PORTION OF THE SOUTH HALF (S ½) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 30, TOWNSHIP 19 SOUTH, RANGE 62 EAST, M.D.M., DESCRIBED AS FOLLOWS:

LOT TWO (2) OF THAT CERTAIN PARCEL MAP ON FILE IN FILE 105 OF PARCEL MAPS, PAGE 83, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

CONTAINING 10.85 ACRES.

SECTION 2: The Planned Unit Development District (PUD) herein is subject to the development standards and requirements of the North Las Vegas Municipal Code as well as the following conditions of approval:

1. Unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. All lots shall have a minimum lot width of 40' and a minimum lot area of 3,600 square feet.
3. The applicant should provide additional amenities in the open space areas. The additional

Ordinance No. 3198

amenities could include: tot-lot, bbqs, sports courts, and/or picnic areas. The final design of the open space amenities will be determined with the Final Development Plan.

4. All driveways within the subdivision shall be made from brick or concrete pavers.
5. 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
6. 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.
7. Approval of a drainage study is required prior to submittal of the civil improvement plans.
8. 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.
9. 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.
10. 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.
11. 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.
12. 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.
13. Proposed residential driveway slopes shall not exceed twelve percent (12%).
14. All residential driveway geometrics shall be in compliance with the Uniform Standard Drawings for Public Works' Construction Off-Site Improvements Drawing Number 222.
15. 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.

16. 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
17. All common elements shall be labeled and are to be maintained by the Home Owners Association.
18. 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.
19. 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.
20. 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.
21. 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.
22. A revocable encroachment permit for landscaping within the public right of way is required.
23. All off-site improvements must be completed prior to final inspection of the first building.
24. 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.
25. 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.

SECTION 3: NON-INFRINGEMENT OF RIGHTS. The City Council of the City of North Las Vegas has been informed by the City Attorney as to the constitutionality of this ordinance and based upon such information we are adopting this ordinance in good faith with a reasonable belief that the actions taken by the City of North Las Vegas are not in violation of any rights, privileges, or immunities secured by the laws providing for equal rights of citizens or persons.

SECTION 4: SEVERABILITY. If any section, paragraph, clause or provision of this Ordinance No. 3198

Ordinance shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall in no way affect the validity and enforceability of the remaining provisions of this Ordinance.

SECTION 5: EFFECTIVE DATE. This Ordinance shall become effective after its passage by the City Council of the City of North Las Vegas and, after such passage by the City Council, publication once by title in a newspaper qualified pursuant to the provisions of Chapter 238 of NRS, as amended from time to time.

SECTION 6: PUBLICATION. The City Clerk shall cause this Ordinance, immediately following its adoption, to be published once by title, together with the names of the Council Members voting for or against passage, in a newspaper qualified pursuant to the provisions of Chapter 238 of NRS, as amended from time to time.

PASSED AND ADOPTED THIS 5th day of June, 2024.

AYES: Mayor Goynes-Brown, Mayor Pro Temp Black, Council Members Barron and Garcia-Anderson.

NAYS:

ABSENT: Council Member Cherchio

APPROVED:



PAMELA A. GOYNES-BROWN, MAYOR

ATTEST:



JACKIE RODGERS
CITY CLERK



August 13, 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
Final Development Plan
Task Force TF-25-2023
APN: 123-30-201-007**

Dear Mr. Eastman:

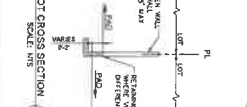
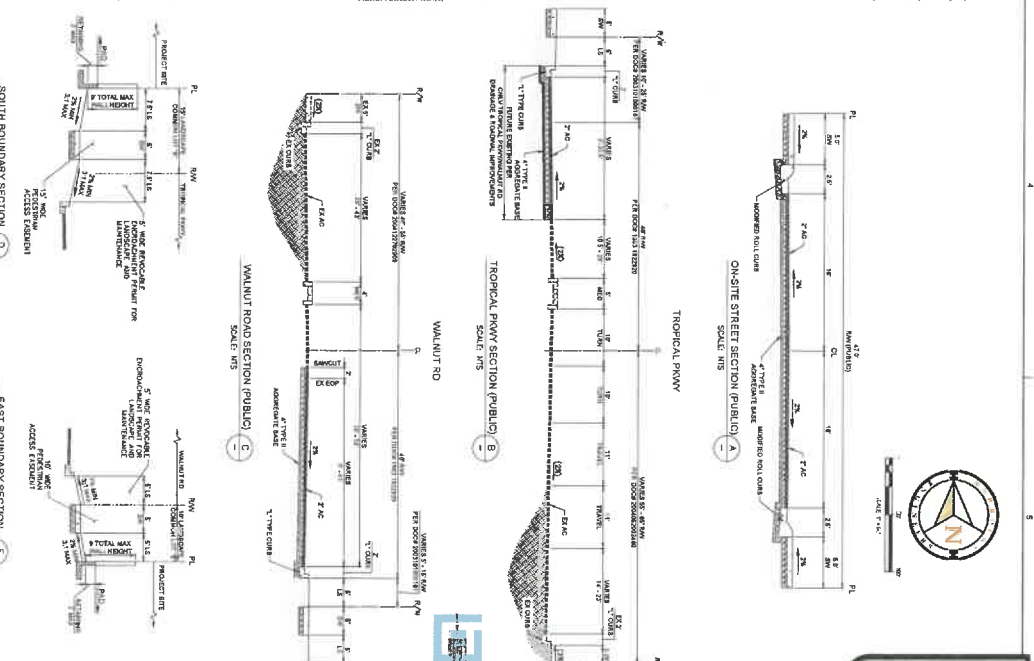
On behalf of DR Horton, we provide this Letter of Intent and associated application package for Tropical and Walnut, a proposed 81-Lot residential subdivision located at the northwest corner of Tropical Parkway and Walnut Road in the City of North Las Vegas. We respectfully request the City's approval of the associated applications for a **Final Development Plan** per NOFA ZN-15-2023. The required documents for the applications accompany this Letter of Intent for the City's review and approval.

Sincerely,
Horrocks

A handwritten signature in blue ink, appearing to read "Jason B. Dineen".

Jason B. Dineen, PE
Land Development Project Manager





SIDE (CORNER LOT)

Figure 1

APN: 123-30-201-007

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FALLS

2436 SQ. FT. | 4 BED 2.5 BATH 2 STORY 2 CAR



Elevation A



Elevation B



Elevation C

D.R. Horton is an Equal Housing Opportunity Builder. Pictures, photographs, colors, features, and sizes are for illustration purposes only and will vary from the homes as built. Square footage dimensions are approximate. See sales agent for complete details. D.R. Horton, Inc.: Nevada Real Estate Division License #B.0146246.CORP; Contractors License #0039179.

Falls

2660 Sq Ft. | 5 Bed 3 Bath 2 Story 2 Car



Elevation A



Elevation B



Elevation C

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Falls

3000 Sq Ft | 5 Bed 3 Bath 2 Story 2 Car



Elevation A



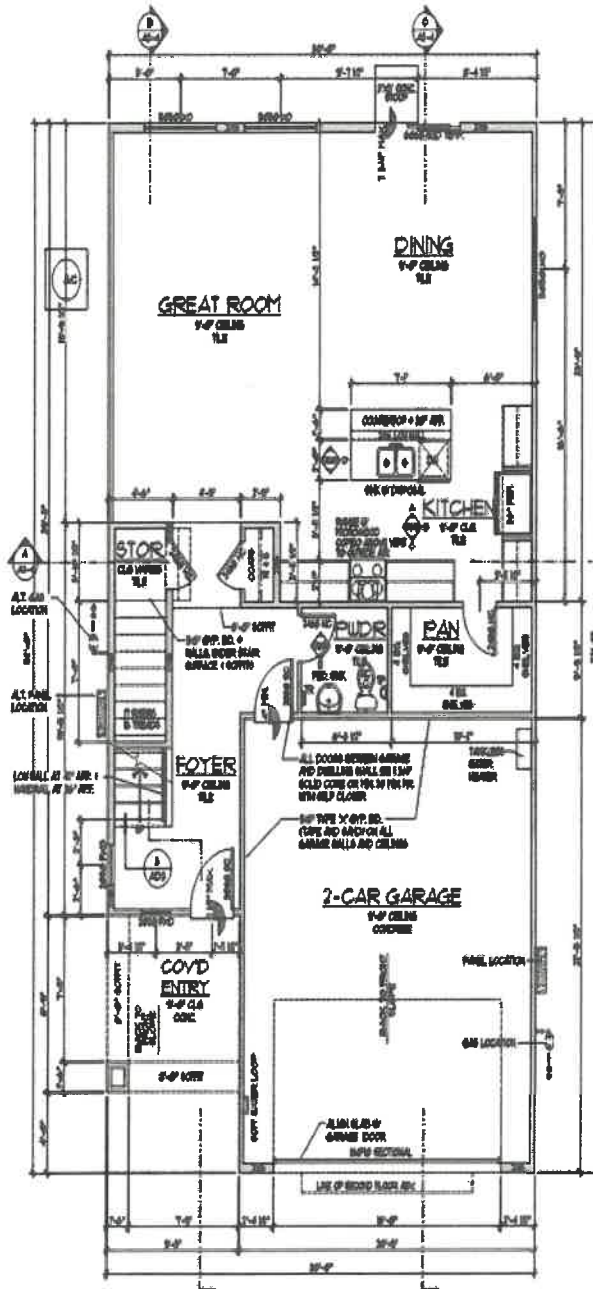
Elevation B



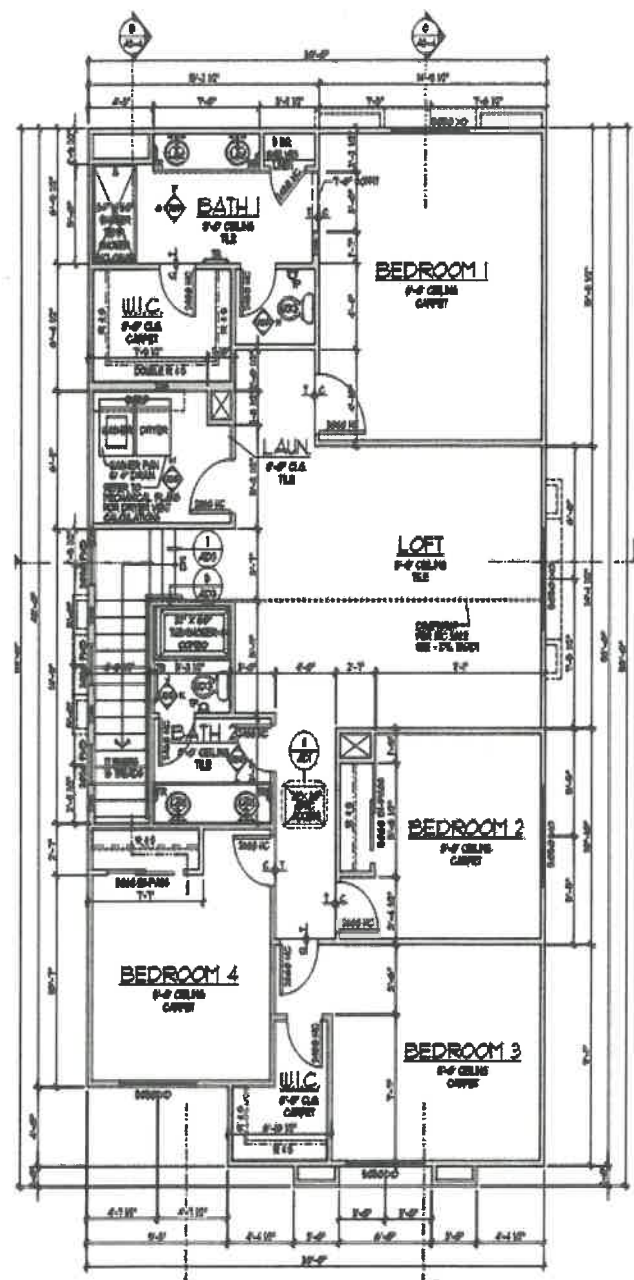
Elevation C

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Second Floor

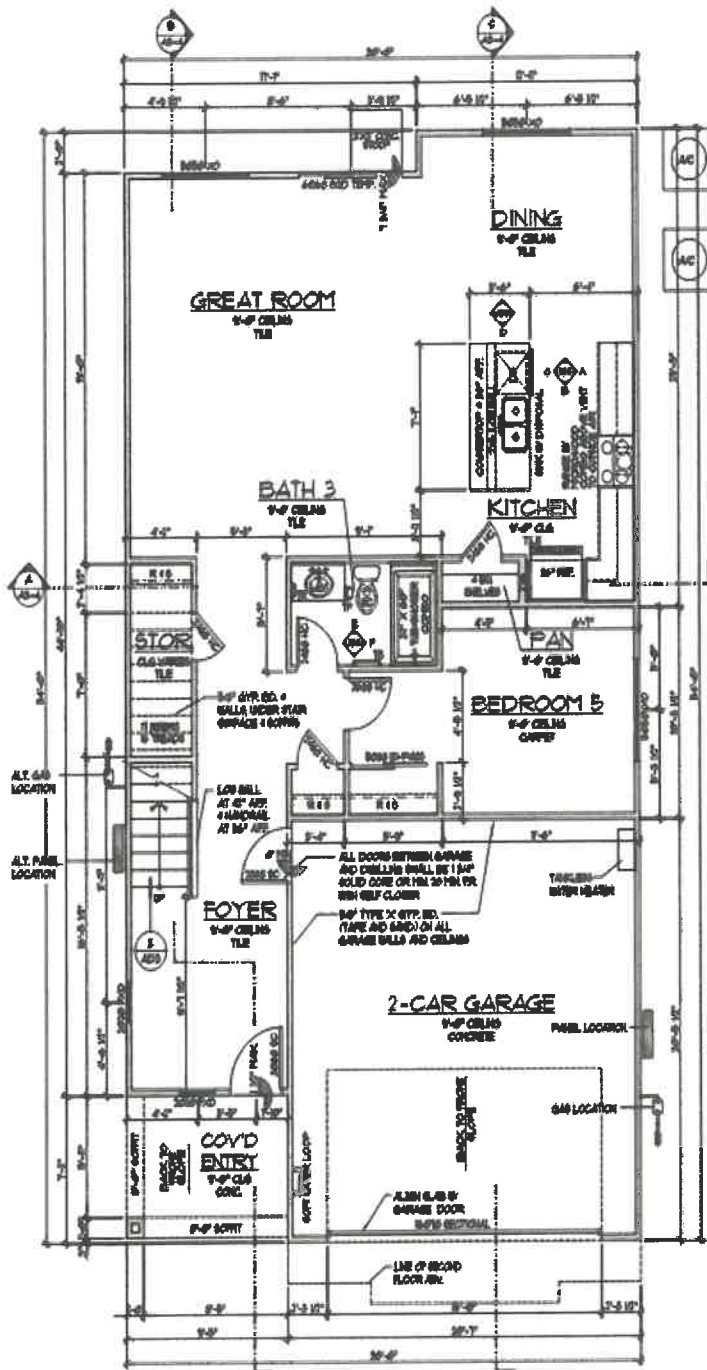


First Floor

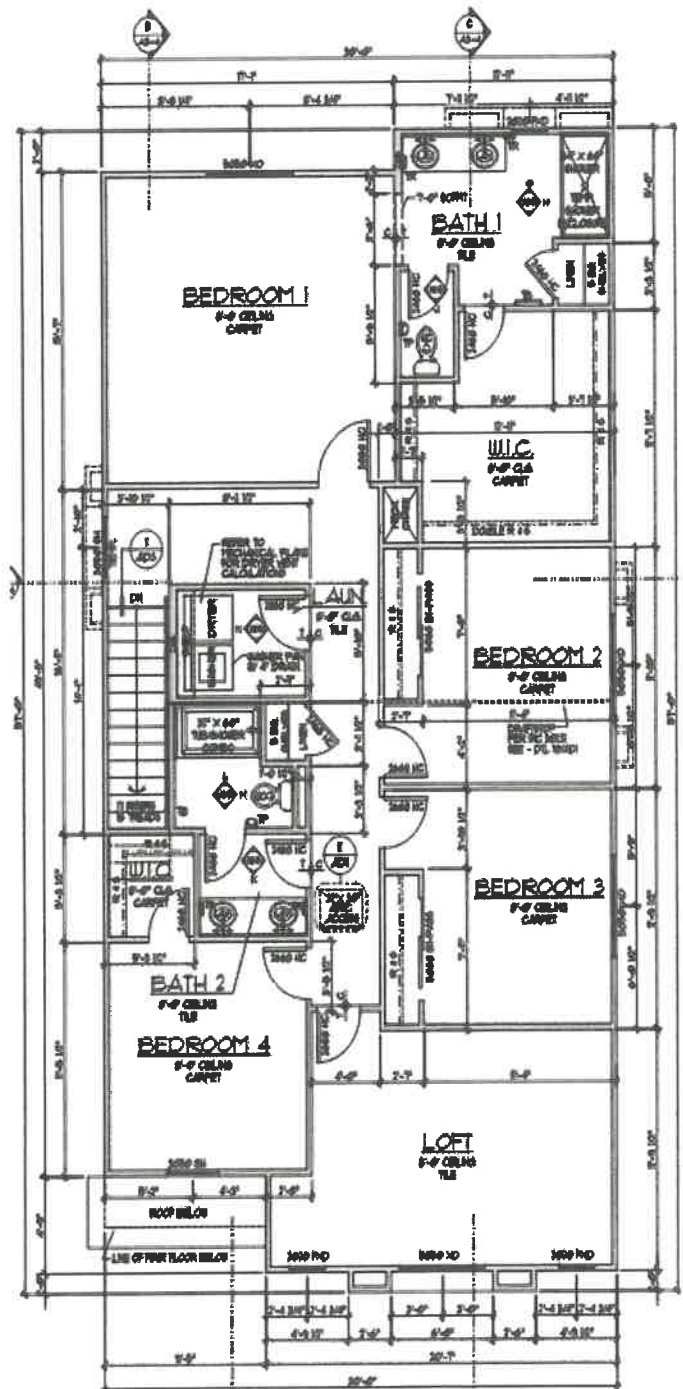


Drawings, renderings, square footages, floor plans, and sizes are approximate and for illustration purposes only and will vary from the homes as built. Not all features available in all plans. See sales agent for complete details. Equal Housing Opportunity. D.R. Horton, Inc.: Nevada Real Estate Division License #B.0146246.CORP; Contractors License #0039179.

Second Floor

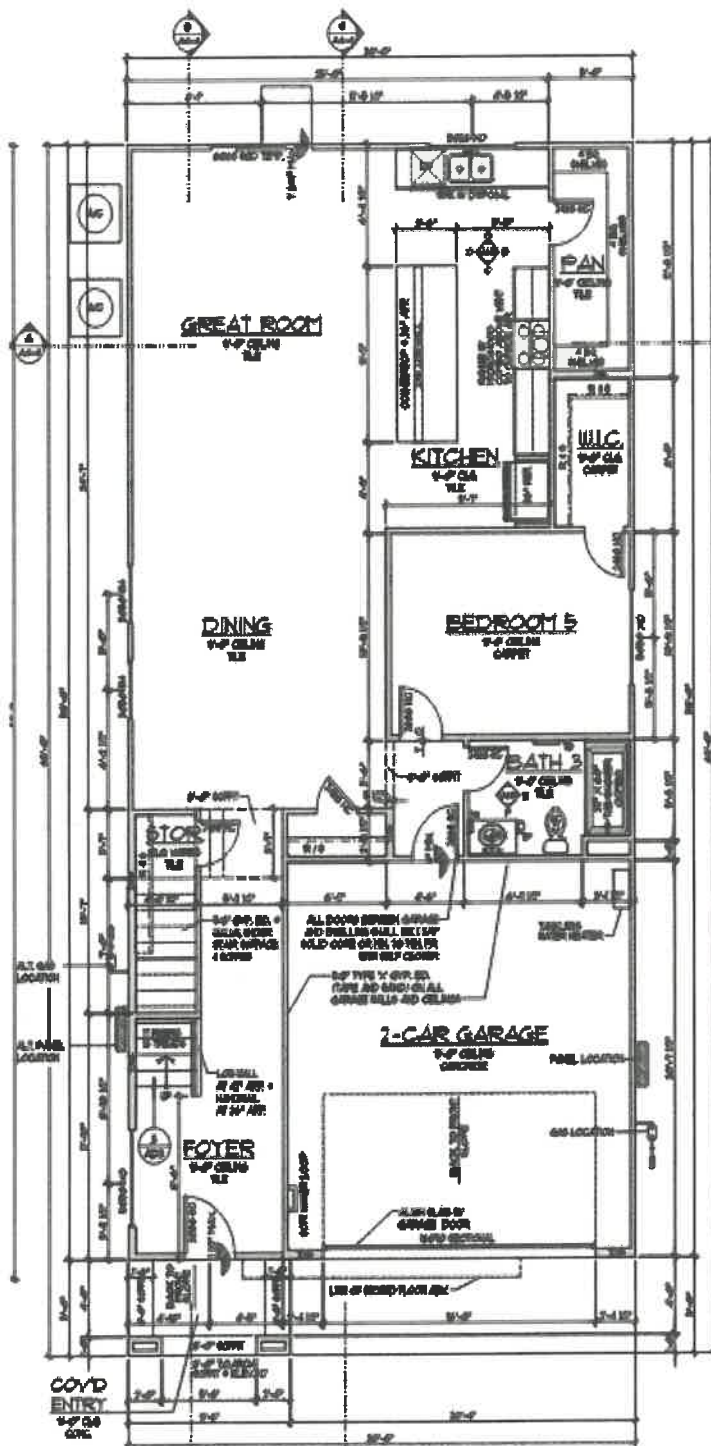


First Floor

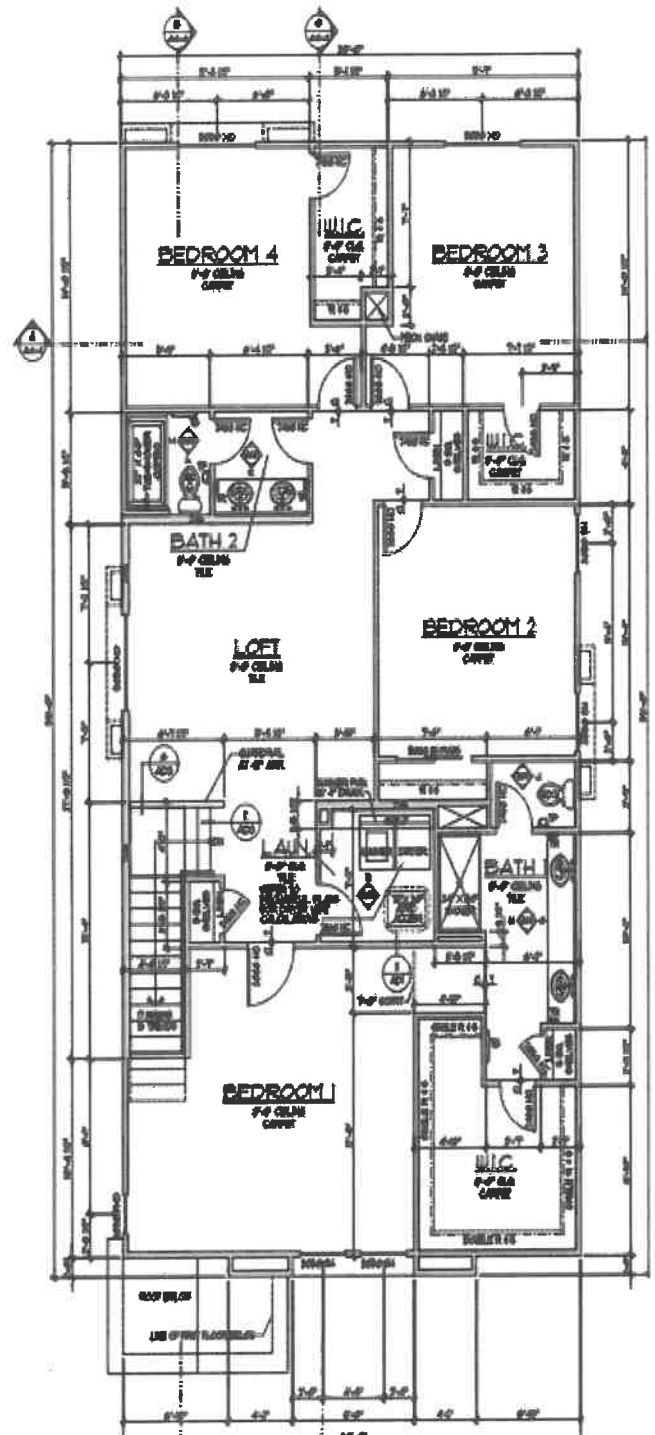


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Second Floor



First Floor



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








LANDSCAPE PLAN



KEY NOTES

	DESCRIPTION
①	STREET GRADE
②	COMMON AREA SEE 1-3 FOR DRAINAGE PLAN
③	CONCRETE EDWARDS PER CIVIL PLANS

PLANT SCHEDULE

SYMBOL	COMMON NAME	SYMBOL	COMMON NAME
	CITRUS AURANTIUM		CITRUS AURANTIUM
	CITRUS AURANTIUM		CITRUS AURANTIUM
	CITRUS AURANTIUM		CITRUS AURANTIUM
	CITRUS AURANTIUM		CITRUS AURANTIUM
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Real Property Management
1180 Military Tribute Place
Henderson, NV 89074

School Development Tracking Form

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

Date Filed 12/08/2023 Application Number T-MAP-24-2023 Entity NLV

Company Name DR Horton

Contact Name _____

Contact Mailing Address _____

City _____ State _____ Zip Code _____

Phone _____ Mobile _____ Fax _____ Email _____

Project Name Tropical & Walnut

Project Description 90 lot Single Family Subdivision
Located on the northwest corner of Tropical Parkway and Walnut Road
10.85 gross acres

APN's 123-30-201-007

Student Yield	Elementary School	Middle School	High School
Single-Family Units (1) 90	x 0.148 = 14	x 0.083 = 8	x 0.132 = 12
Multi-Family Units (2)	x 0.134 = 0	x 0.063 = 0	x 0.082 = 0
Resort Condo Units (3)			
Total	14	8	12

(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
Dickens, D.L "Dusty" ES	5550 Milan Peak Street	K-5	651	745	09/01/23
Johston, Carroll M. MS	5855 Lawrence Street	6-8	1546	1268	09/01/23
Legacy HS	150 W. Deer Springs Way	9-12	2457	2656	09/01/23

* CCSD Comments Dickens, D.L "Dusty" ES and Legacy HS were over program capacity for the 2022-2023 school year. Dickens, D.L "Dusty" ES was 114.44% over program capacity and Legacy HS was 108.10% over program capacity.

☐ Approved ☐ Disapproved

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 (FEET) WHEN MAP IS REDUCED FROM 1:117.7 ORIGINAL.

- MAP LEGEND**
- PARCEL BOUNDARY
 - SUB BOUNDARY
 - PAVED ROADWAY
 - RIGHT OF WAY PCL
 - SUB SURFACE PCL
 - CONDOMINIUM UNIT
 - AIR SPACE PCL
 - 100 ACRES
 - 202 PARCEL SUBSESS NUMBER
 - MATCH / LEADER LINE
 - HISTORIC LOT LINE
 - HISTORIC SUB BOUNDARY
 - SECTION LINE

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

T19S R62E

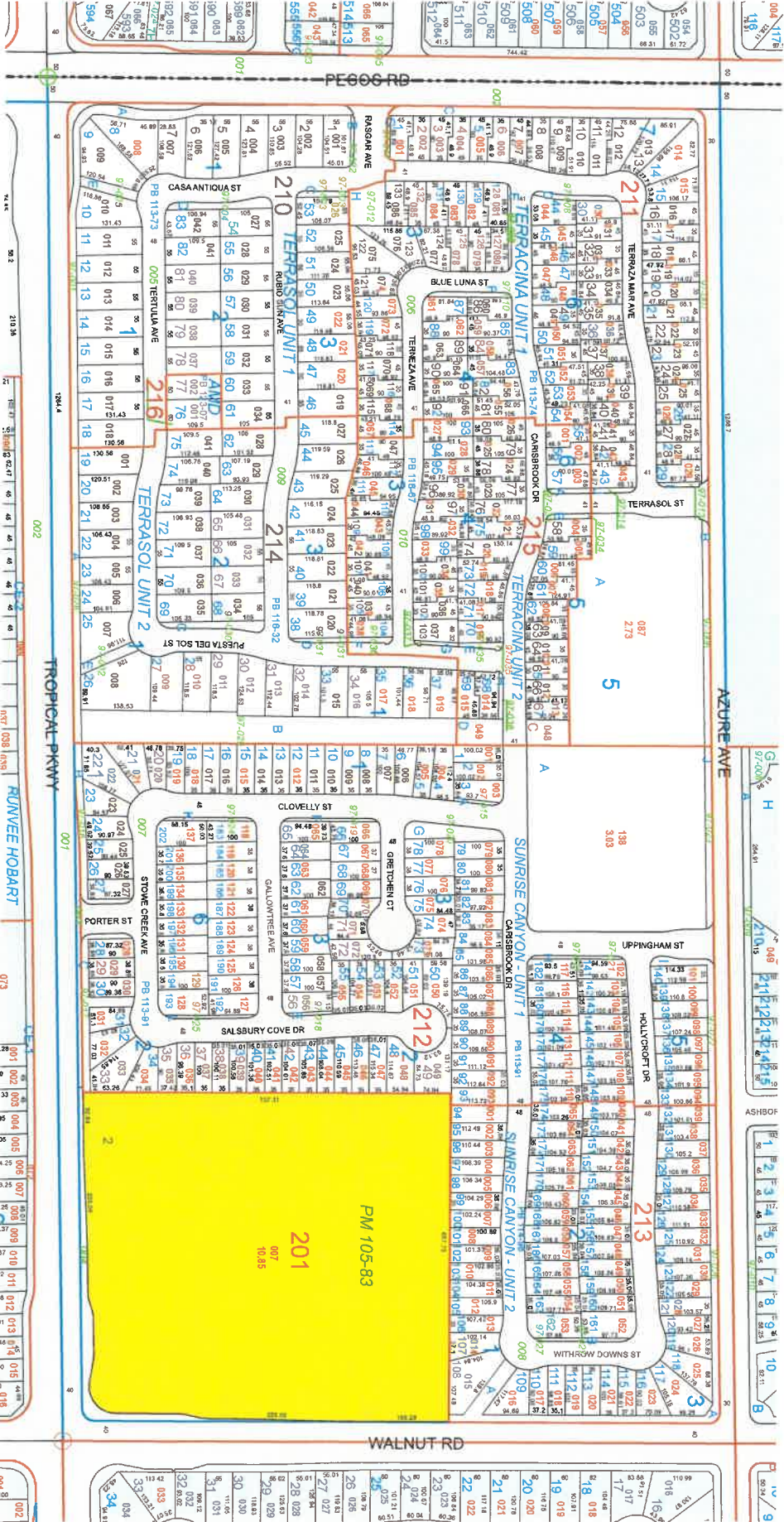
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Scale: 1" = 200'

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Rev: 1/8/2019

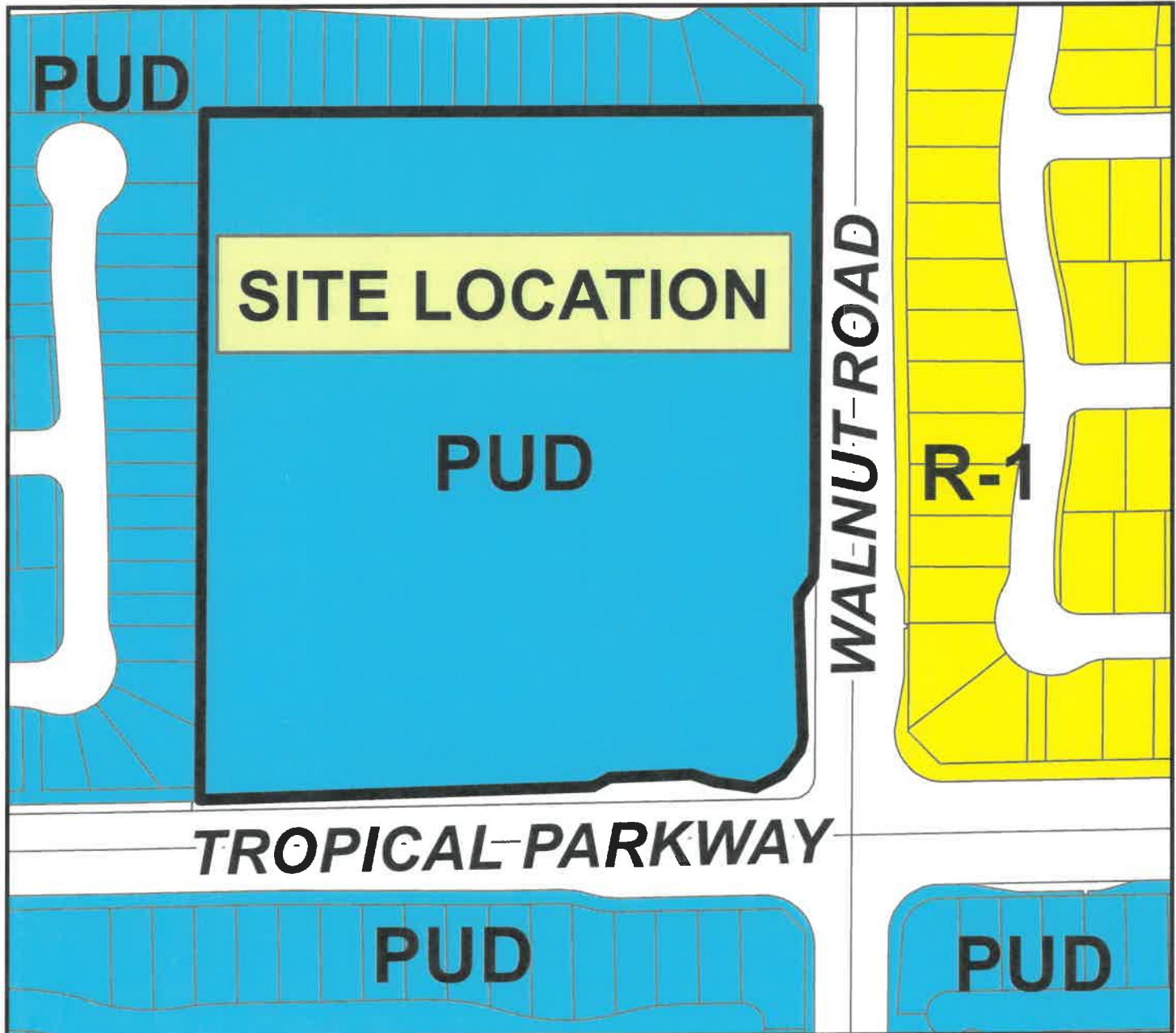
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THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: D.R. Horton
Application: Final Development Plan
Request: To Develop a 81-Lot, Single-Family Residential Subdivision
Project Info: Norwest Corner of Tropical Parkway and Walnut Road
Case Number: FDP-08-2024

08/29/2024

