

# CITY OF NORTH LAS VEGAS

## INTEROFFICE MEMORANDUM

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To: Sharianne Dotson, Planner, Land Development & Community Services  
From: Jimmy Love, Major Projects Coordinator, Department of Public Works  
Subject: T-MAP-24-2023 **Tropical And Walnut**  
Date: November 16, 2023

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

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Jimmy Love, Land Development Project Leader  
Department of Public Works



October 31, 2023

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  
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**

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 90 single-family lots together with 9 common lots. Typical lot size is 35' wide x 86' deep resulting in a 3,010 SF minimum lot size. The project will yield a density of 8.29 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 proposed development plan was presented at a neighborhood meeting held on October 30, 2023, and received no objections from the neighbors regarding the 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 3,599 SF or less is 500 SF per lot translating to a required usable open space of 45,000 SF for 90 lots.

Common elements C, D, E, and G comprise a total of 46,982 sf meeting the minimum requirements of the City. Common element C is the larger area centralized in the development and contains a minimum of 75% of the required open space 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**

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**

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 8.29 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 Waiver of Standards.

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

Sincerely,  
**Horrocks Engineers**

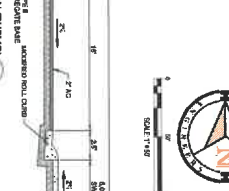
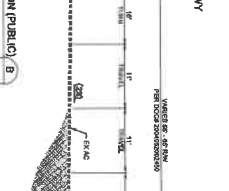
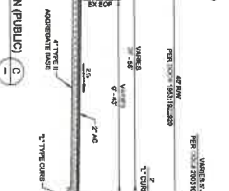
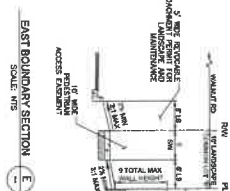
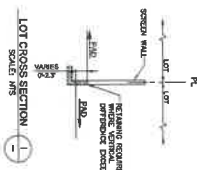
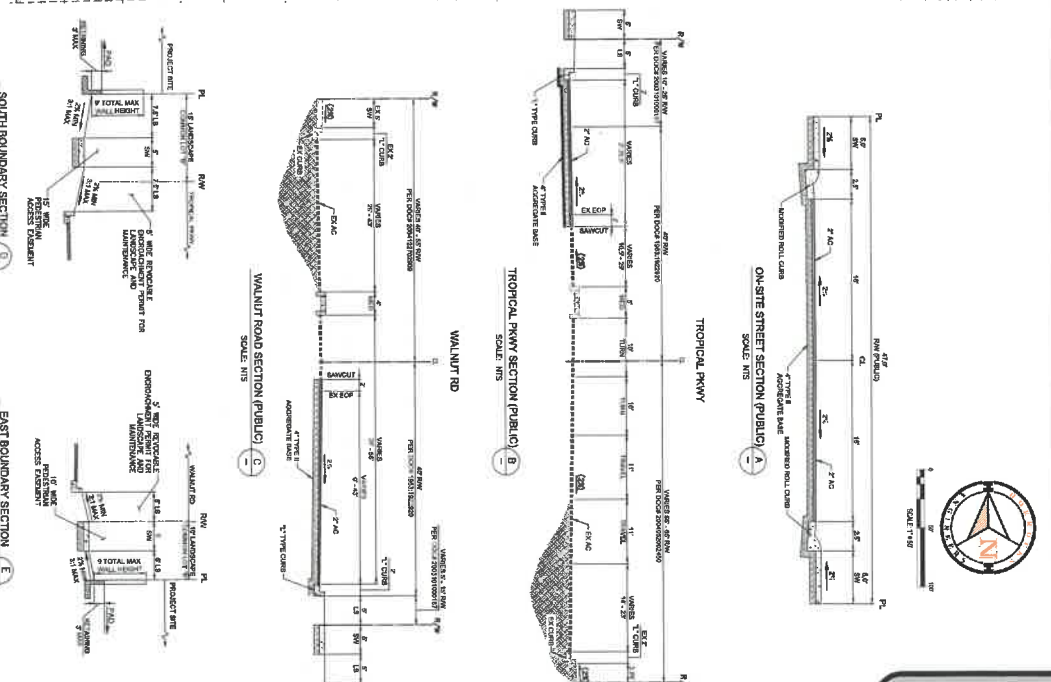


Jason B. Dineen, PE  
Land Development Project Manager









**EXISTING MAIN COURSE**

**EXISTING LAMB COURSE**

**EXISTING LAMB COURSE**

**CAR'S QUARTER**

**EXISTING CURB & GUTTER**

**ROCK OF WAY**


**PROPOSED WATER MAIN**

**PROPOSED ADJUTANT MAIN**

**PROPOSED SEWER MAIN**

PAGE 2 OF 2

**WARNING**



IF THIS BAR DOES NOT  
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Henderson, NV 89074

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**LEGEND**

OPEN SPACE	OPEN SPACE
RESIDENTIAL LOT	RESIDENTIAL LOT
PARKING	PARKING
OPEN SPACE	OPEN SPACE
OPEN SPACE	OPEN SPACE

- AMENITIES LIST**
- OPEN PLAY AREA
  - BEACHES
  - PET WASTE STATIONS
  - TBACH CANS

**OPEN SPACE TABLE**

AREA	SOURCE FOOTAGE
C.S. 'A'	1,000 SF
C.S. 'B'	1,000 SF
C.S. 'C'	1,000 SF
C.S. 'D'	1,000 SF
C.S. 'E'	1,000 SF
C.S. 'F'	1,000 SF
C.S. 'G'	1,000 SF
C.S. 'H'	1,000 SF
C.S. 'I'	1,000 SF
C.S. 'J'	1,000 SF
C.S. 'K'	1,000 SF
C.S. 'L'	1,000 SF
C.S. 'M'	1,000 SF
C.S. 'N'	1,000 SF
C.S. 'O'	1,000 SF
C.S. 'P'	1,000 SF
C.S. 'Q'	1,000 SF
C.S. 'R'	1,000 SF
C.S. 'S'	1,000 SF
C.S. 'T'	1,000 SF
C.S. 'U'	1,000 SF
C.S. 'V'	1,000 SF
C.S. 'W'	1,000 SF
C.S. 'X'	1,000 SF
C.S. 'Y'	1,000 SF
C.S. 'Z'	1,000 SF
TOTAL	16,000 SF



**TROPICAL AND WALNUT**

CITY OF NORTH LAS VEGAS, NEVADA

OPEN SPACE EXHIBIT

APN: 123-30-201-007

**PRELIMINARY**  
**DRAWING**

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**OS-EX**





Real Property Management  
1180 Military Tribute Place  
Henderson, NV 89074

## School Development Tracking Form

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

Date Filed 11/20/2023 Application Number T-MAP-000024-2023 Entity NLV

Company Name DR Horton

Contact Name \_\_\_\_\_

Contact Mailing Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Phone (702)232-6361 Mobile \_\_\_\_\_ Fax \_\_\_\_\_ Email \_\_\_\_\_

Project Name Tropical & Walnut

Project Description 90 Single Family development with 9 common Lots.  
Located at 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
Johnston, Carroll 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

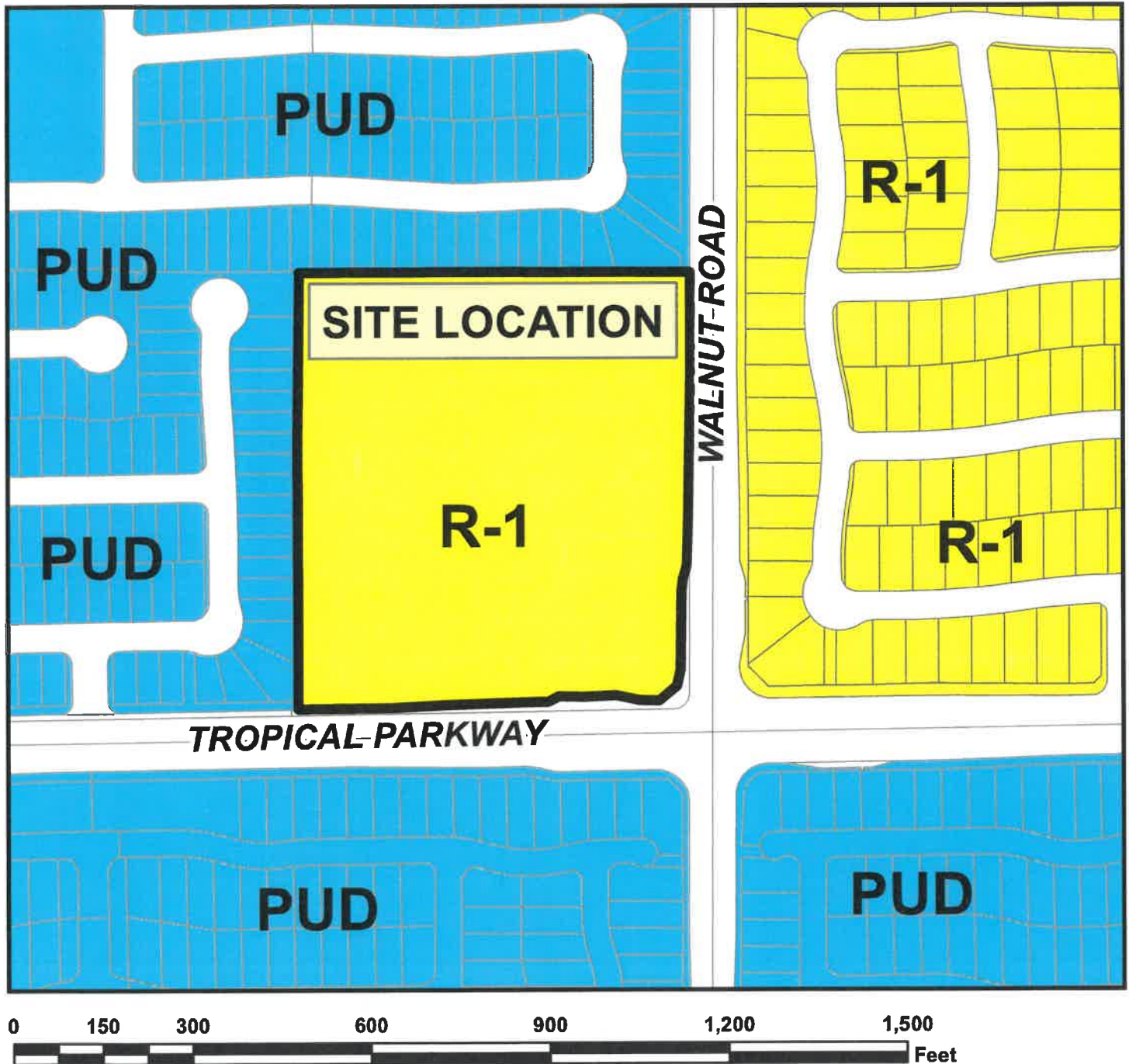






# THE CITY OF NORTH LAS VEGAS

## Location & Zoning Map



Applicant: DR Horton  
Application: Tentative Map  
Request: In a 10.85 acres, proposed property reclassification to PUD (Planned Unit Development), to allow a 90- lot, single-family subdivision  
Project Info: Northwest corner of Tropical Parkway and Walnut Road  
Case Number: T-MAP-24-2023

11/08/2023

