

CITY OF NORTH LAS VEGAS

INTEROFFICE MEMORANDUM

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: February 20, 2023

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

Jimmy Love

Digitally signed by Jimmy Love
DN: C=US,
E=jllove@cityofnorthlasvegas.com, O=City
of North Las Vegas, OU=Development &
Flood Control, CN=Jimmy Love
Reason: I am the author of this document
Date: 2024.02.20 15:56:43 -08'00'

Jimmy Love, Major Projects Coordinator
Department of Public Works



Revised

2/14/2024

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.

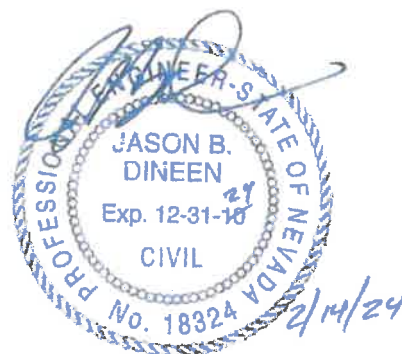
We believe that the proposed project is in line with the goals of North Las Vegas Title 17 Zoning Ordinance criteria and will be a welcomed improvement to the neighborhood. We respectfully request the City's approval of the Tentative Map, Planned Unit Development, and Amendment to Master Plan.

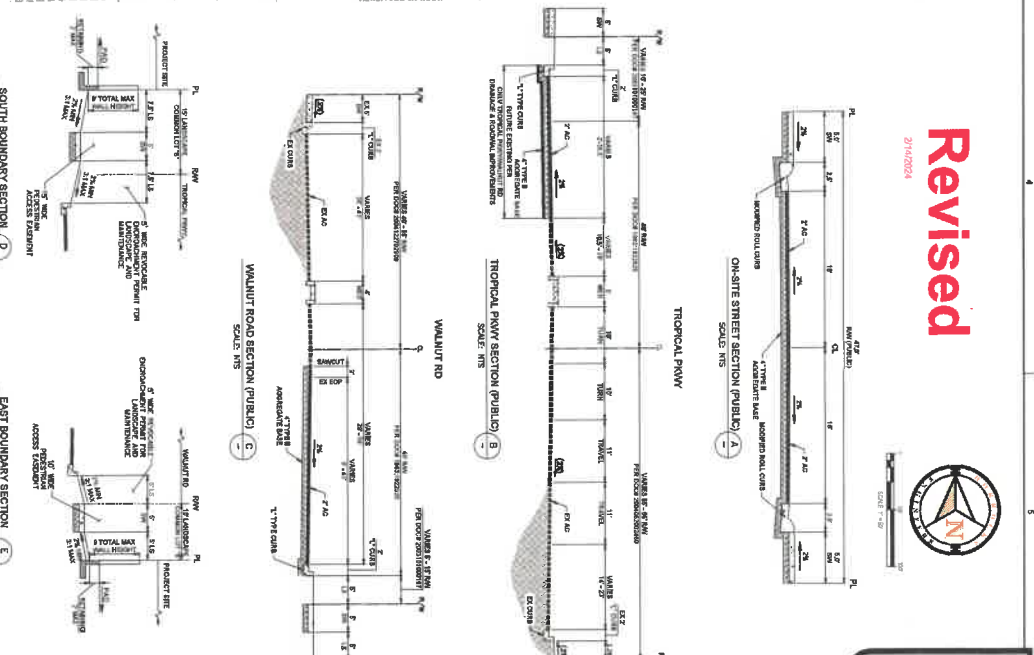
Please do not hesitate to contact me with any questions or if additional information is needed.

Sincerely,
Horrocks Engineers



Jason B. Dineen, PE
Land Development Project Manager





 **Horrocks**
1401 N. Green Valley Pkwy., Suite 160
Henderson, NV 89074
(702) 555-4053
www.horrocks.com

| DRAWING INFO | | REVISIONS | |
|--------------|------------|-----------|------|
| DATE | 02/17/2024 | REV # | DATE |
| DRAWN BY | JB | | |
| CHECKED BY | JB | | |
| PROJECT | JD | | |
| | NW-8625-23 | | |



APN: 123-30-201-007

PAGE 2 OF 2

Falls

2985 Sq Ft | 5 Bed 3 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

2654 Sq Ft. | 5 Bed 3 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

2429 SQ. FT. | 4 BED 2.5 BATH 2 STORY 2 CAR



Elevation A



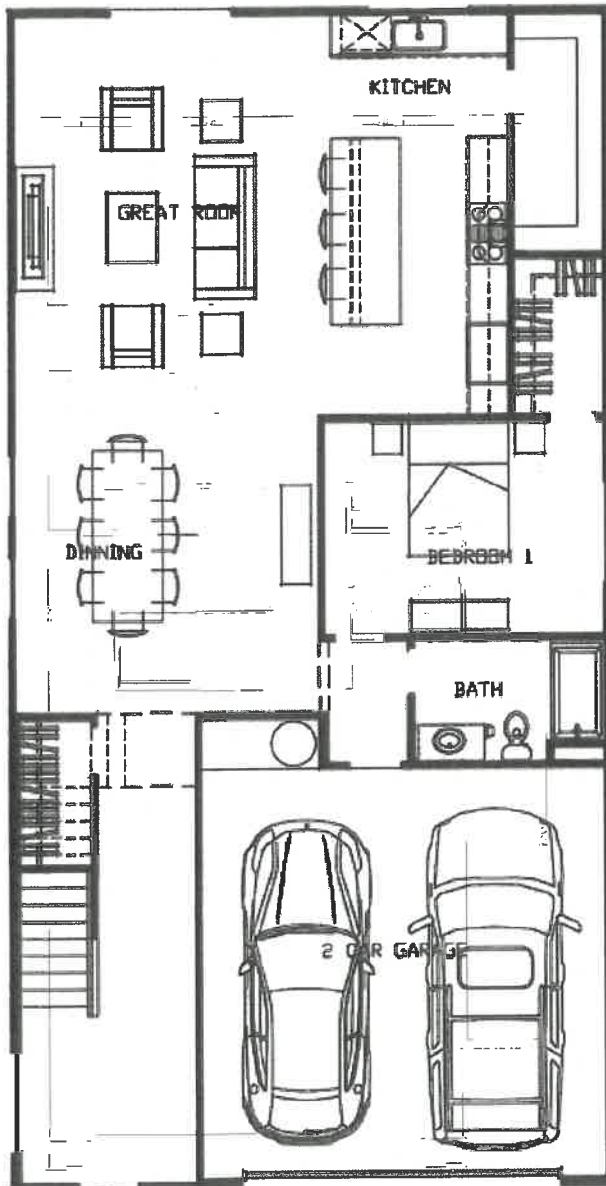
Elevation B



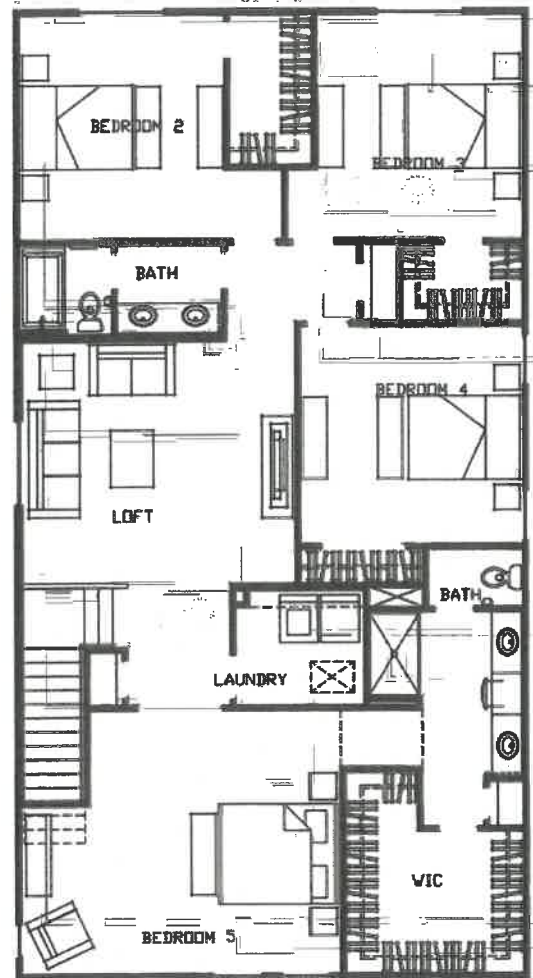
Elevation C

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.

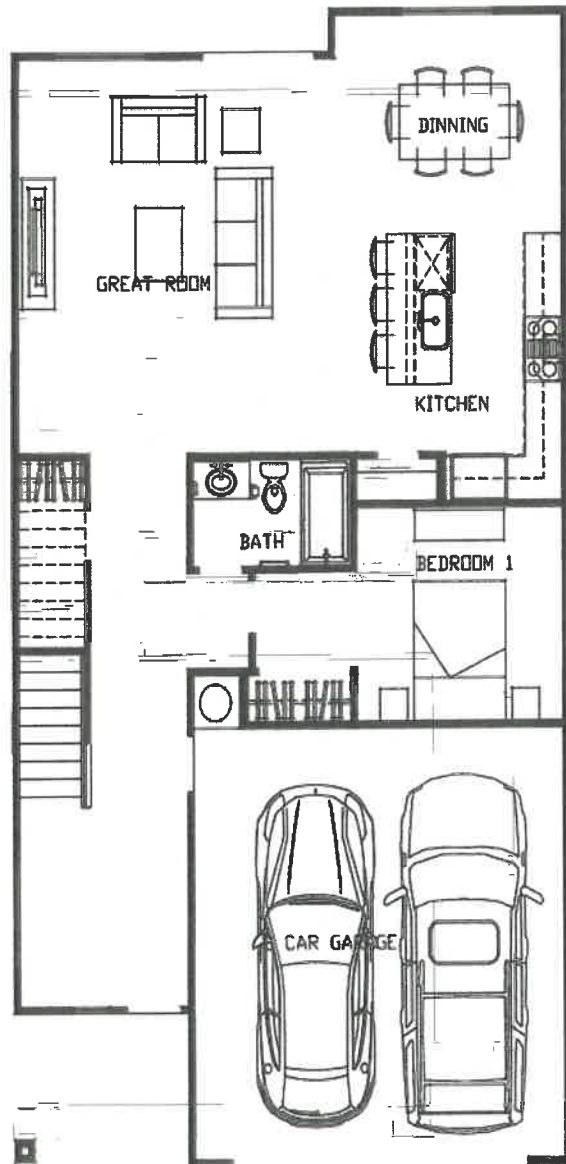
Second Floor



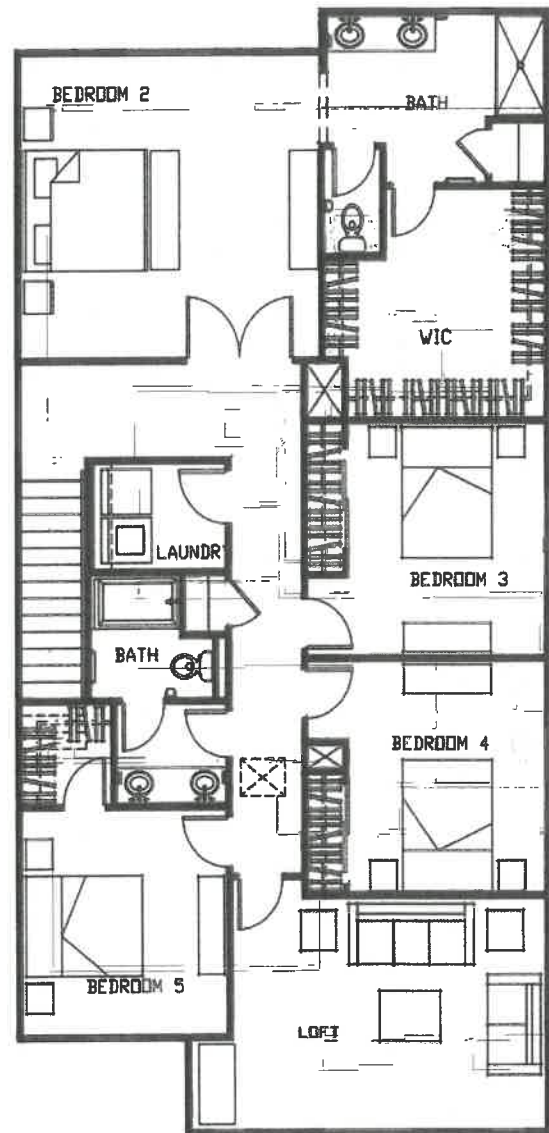
First Floor



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.

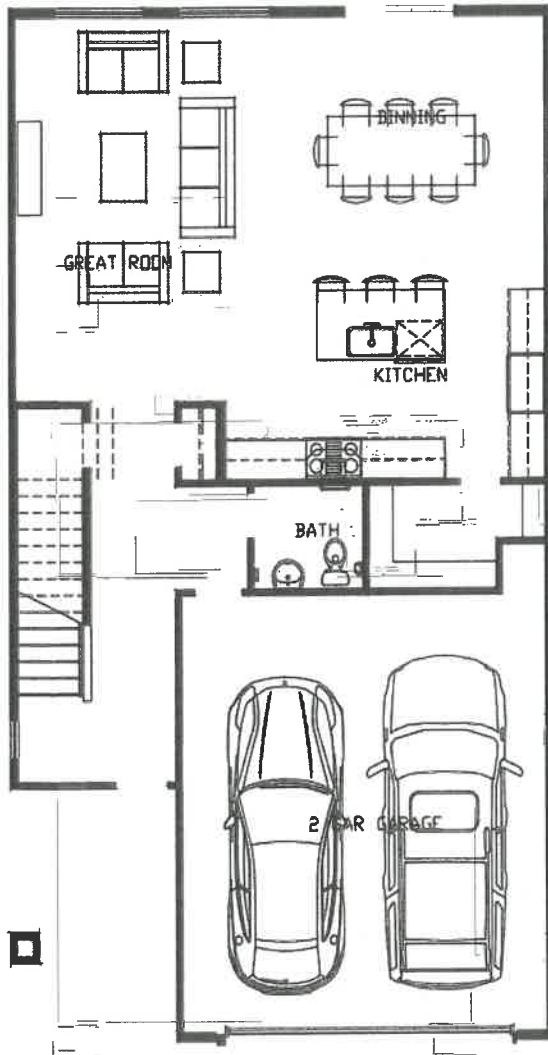


First Floor

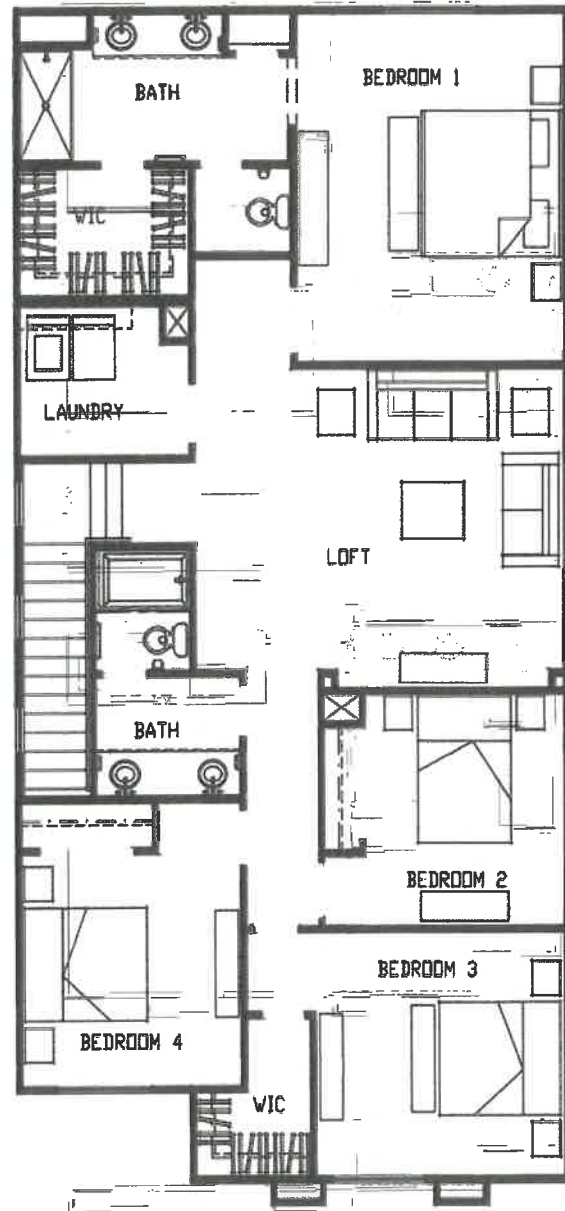


Drawings, renderings, square footages, floor plans, and sizes are approximate and for illustration purposes only and will vary from the homes as built. Not all features available in all plans. See sales agent for complete details. Equal Housing Opportunity. D.R. Horton, Inc.: Nevada Real Estate Division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

Second Floor



First Floor



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.

SCALE 1" = 10'

WARNING



IF THIS BAR DOES NOT
MEASURE 2" THEN
DRAWING IS NOT TO SCALE

AMENITIES LIST

- OPEN PLAY TURF AREA
- BENCHES
- PET WASTE STATIONS
- TRASH CANS

- OPEN SPACE
- RESIDENTIAL LOTS
- PAVEMENT
- CURBS & GUTTER
- EXISTING CURBS & GUTTER
- HEIGHT OF WALK



TROPICAL AND WALNUT
CITY OF NORTH LAS VEGAS, NEVADA
OPEN SPACE EXHIBIT
APN: 123-30-201-007





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 WHEN MAP REDUCED FROM 11x17 ORIGINAL

MAP LEGEND

- PARCEL BOUNDARY
- SUB BOUNDARY
- PAID BOUNDARY
- ROAD EASEMENT
- MATCH / LEADER LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- SECTION LINE
- CONDOMINIUM UNIT
- AIR SPACE PCL
- RIGHT OF WAY PCL
- SUB-SURFACE PCL
- 202 PARCEL SUBSED NUMBER
- PG 2-4-6 PLAT RECORDING NUMBER
- 5 BLOCK NUMBER
- 5 LOT NUMBER
- PG 2-4-6 GOV LOT NUMBER

ASSESSOR'S PARCELS - CLARK COUNTY, NV.

Briana Johnson - Assessor

T19S R62E

30

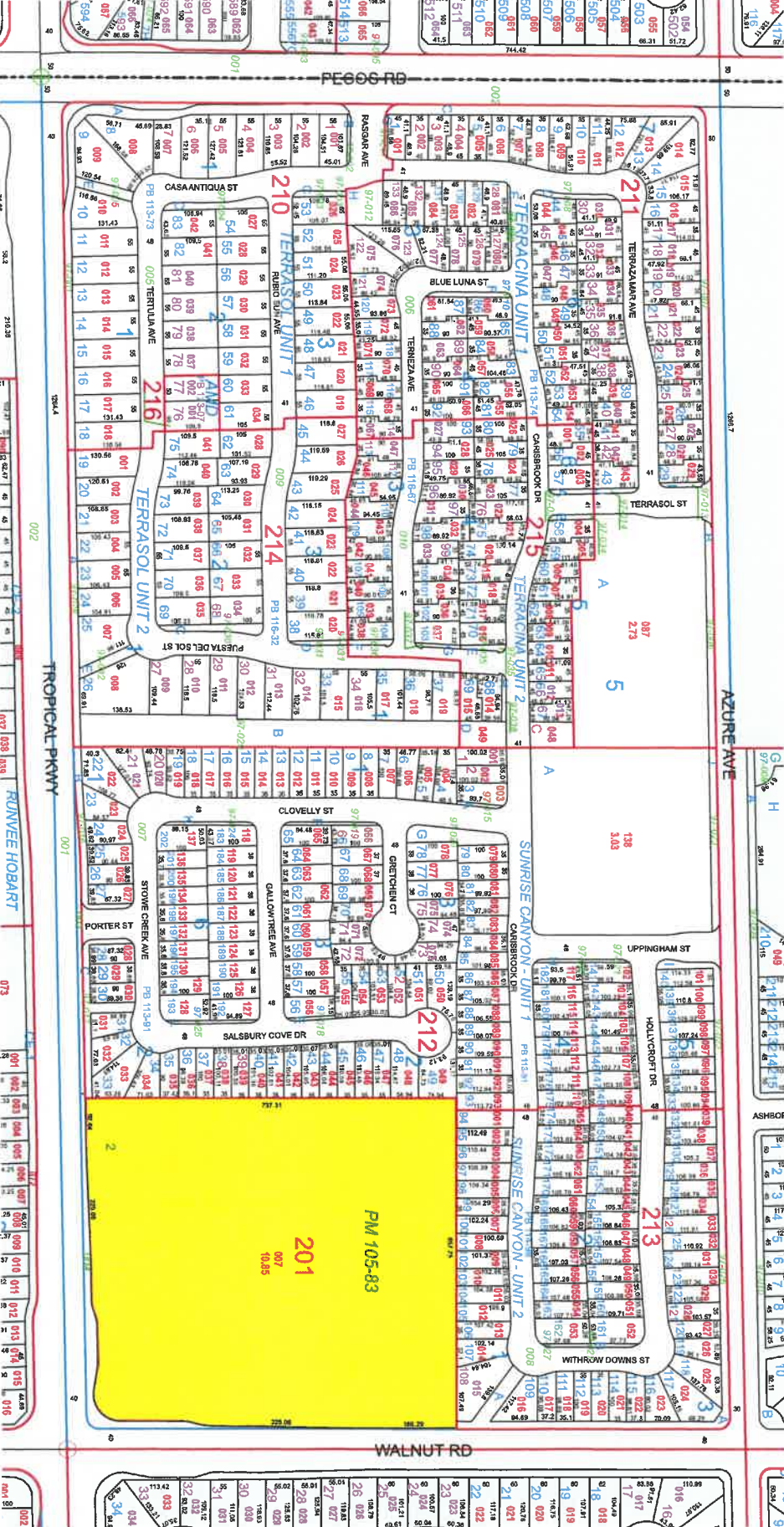
S 2 NW 4

123-30-2

| 001 | 101 | 102 | 103 |
|-----|-----|-----|-----|
| 25 | 124 | 123 | 122 |
| 38 | 139 | 140 | 141 |

| 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 |

| 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 |

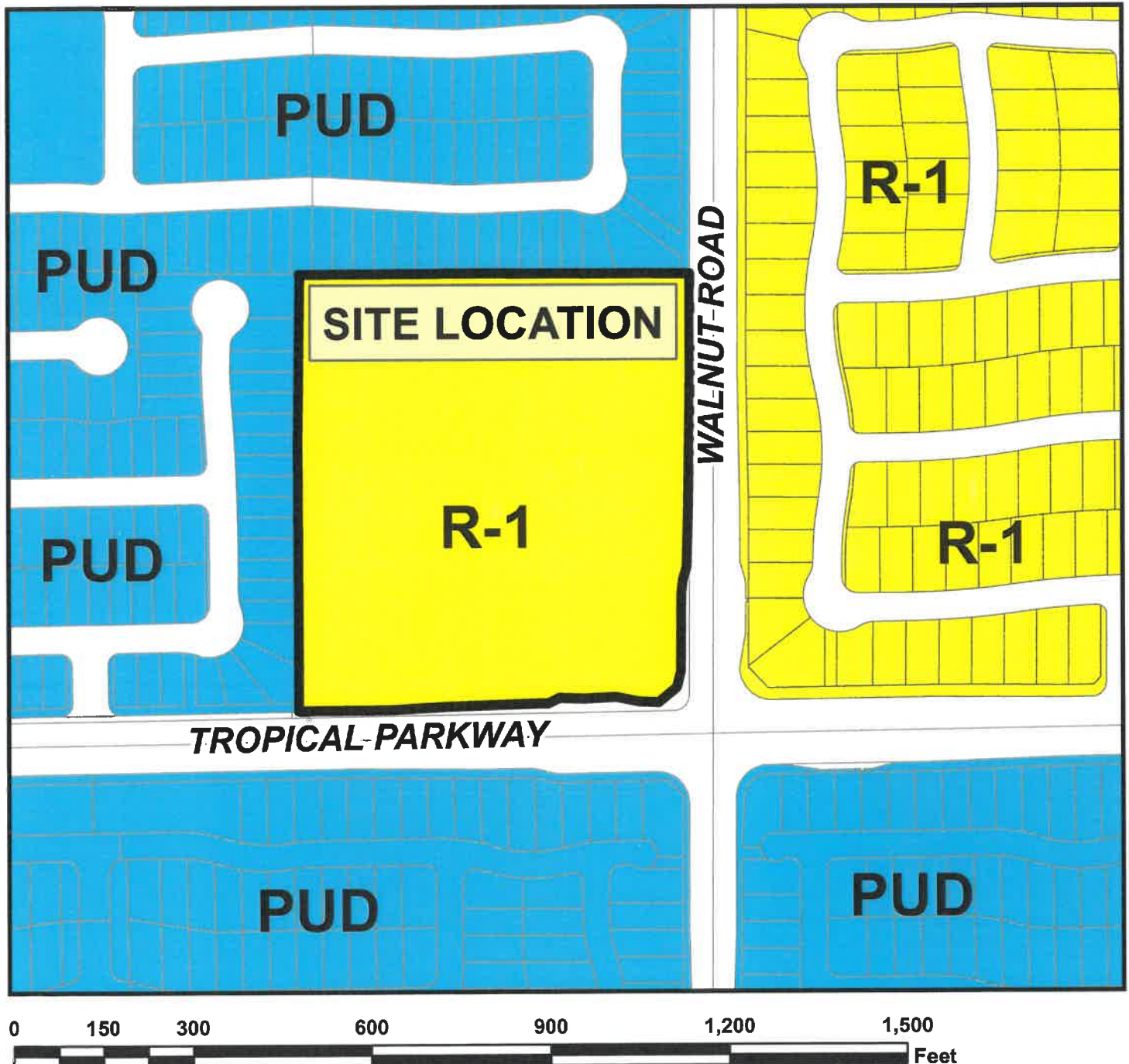


TAX DIST 254



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 an 81- lot, single-family subdivision
Project Info: Northwest corner of Tropical Parkway and Walnut Road
Case Number: T-MAP-24-2023

2/20/2024

