

# CITY OF NORTH LAS VEGAS

## INTEROFFICE MEMORANDUM

---

To: Sharienne Dotson, Planner, Land Development & Community Services  
From: Jimmy Love, Major Projects Coordinator, Department of Public Works  
Subject: ZN-15-2023 **Tropical And Walnut**  
Date: November 16, 2023

In addition to the requirement to comply with the *City of North Las Vegas Municipal Code - Titles 15 and 16, NRS 278* and accepted *Clark County Area Uniform Standard Drawings*, the Department of Public Works recommends the following conditions of approval:

1. 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.
2. Approval of a drainage study is required prior to submittal of the civil improvement plans.
3. 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.
4. 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.
5. 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.
6. The proposed entrance, on Walnut Road, shall be located far enough north to accommodate the left turn demand.
7. 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.
8. 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.
9. Proposed residential driveway slopes shall not exceed twelve percent (12%).
10. All residential driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 222.

11. 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.
12. 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
13. All common elements shall be labeled and are to be maintained by the Home Owners Association.
14. 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.
15. 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.
16. 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.
17. 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.
18. A revocable encroachment permit for landscaping within the public right of way is required.
19. All off-site improvements must be completed prior to final inspection of the first building.
20. 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.
21. 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.

Utilities – For information only:

- This project shall comply with the General Provisions and Conditions of the *City of North Las Vegas Water Service Rules and Regulations* and the *Design and Construction Standards for Wastewater Collection Systems*.
- Submittal of a Hydraulic Analysis per the *Uniform Design and Construction Standards (UDACS) for Potable Water Systems* is required and will be subject to the review and approval of the Utilities Department.

For more information regarding the land development process and other associated requirements in the City of North Las Vegas, please visit the City's website and find the **Land Development Guide**: <http://www.cityofnorthlasvegas.com/Departments/PublicWorks/PublicWorks.shtm>.

---

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.

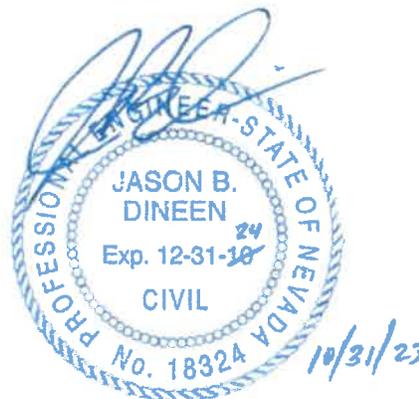
We believe that the proposed project is in line with the goals of North Las Vegas Title 17 Zoning Ordinance criteria and will be a welcomed improvement to the neighborhood. We respectfully request the City's approval of the Tentative Map, Planned Unit Development, and Waiver of Standards.

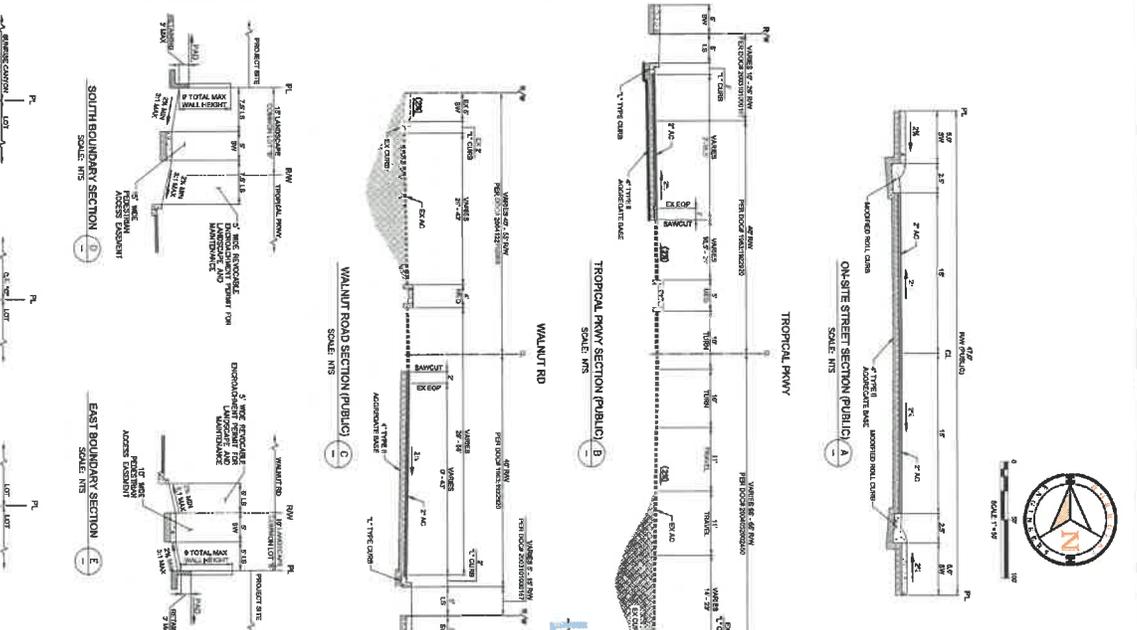
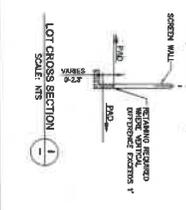
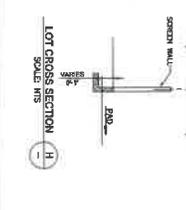
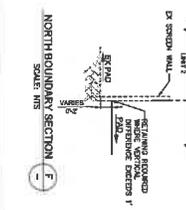
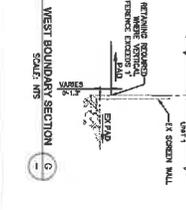
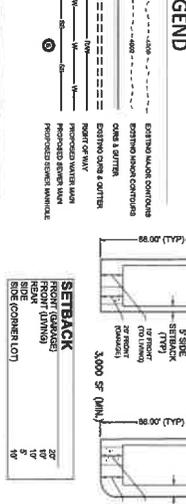
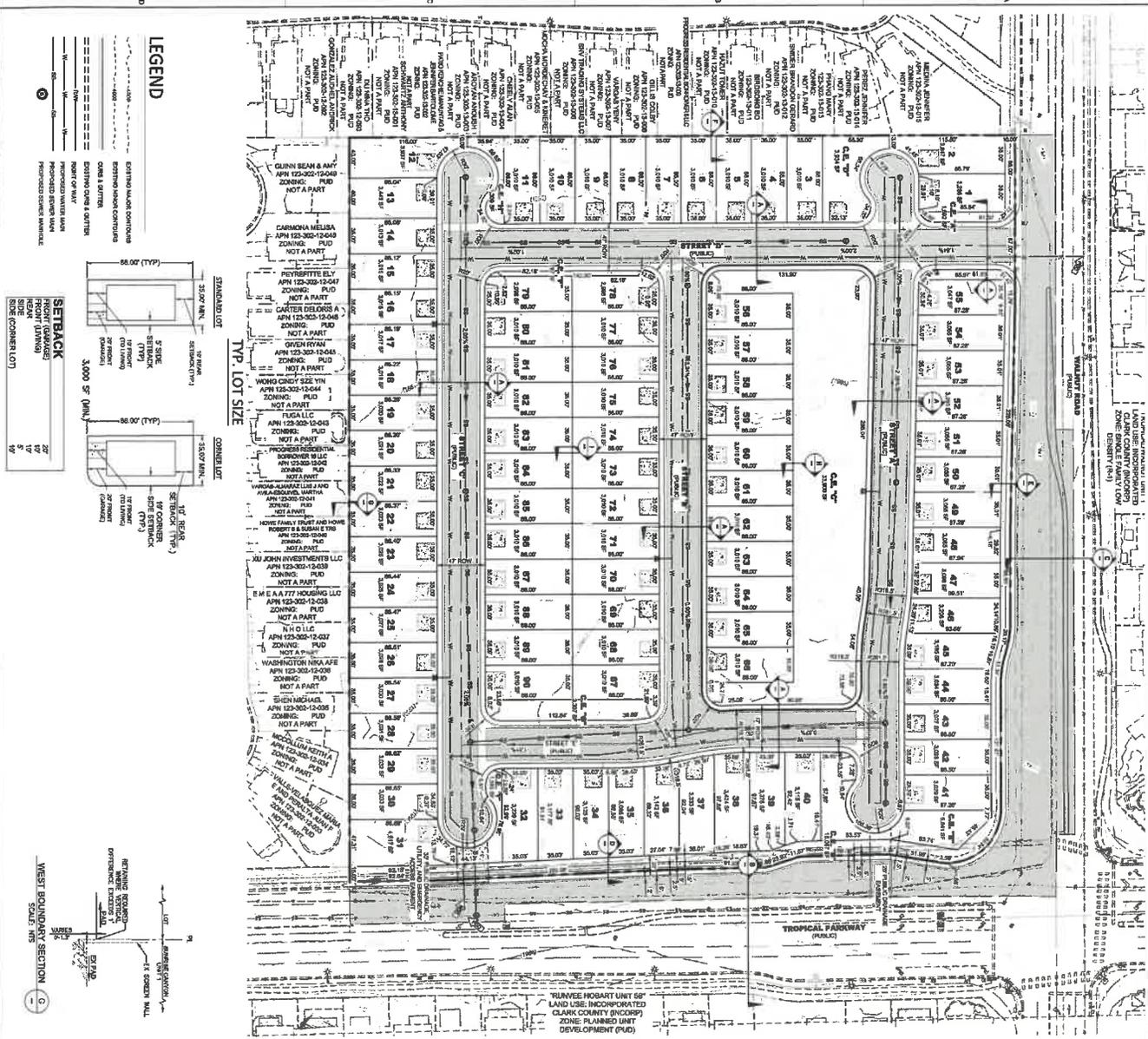
Please do not hesitate to contact me with any questions or if additional information is needed.

Sincerely,  
**Horrocks Engineers**



Jason B. Dineen, PE  
Land Development Project Manager





**EX-1**

**TROPICAL AND WALNUT**  
 CITY OF NORTH LAS VEGAS, NEVADA  
**SITE PLAN**  
 APN: 123-30-201-007

DATE	REV #	DATE	REVISIONS
11/01/23	1		DESIGNED
	2		DRAWN
	3		CHECKED
	4		PROJECT

**WARNING**

IF THIS BAR DOES NOT MEASURE 2 INCH DRAWING IS NOT TO SCALE

**HORROCKS ENGINEERS**

1401 N. Green Valley Pkwy., Suite 160  
 Henderson, NV 89074  
 (702) 968-4063  
 www.horrocks.com

**BAY  
EXPRESS SERIES<sup>SM</sup>**

**1,715 SQ. FT. | 3 BED 2.5 BATH 2 STORY 2 CAR**



**Elevation A**



**Elevation B**



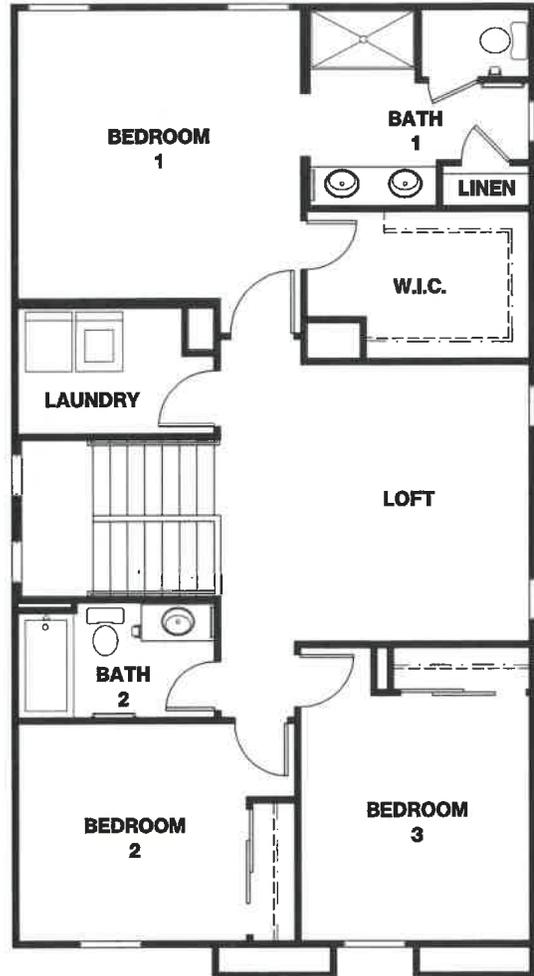
**Elevation C**

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.

**BAY**  
**EXPRESS SERIES<sup>SM</sup>**

**1,795 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.

**BAY**  
**EXPRESS SERIES<sup>SM</sup>**

**1,865 SQ. FT. | 4 BED 2.5 BATH 2 STORY 2 CAR**



**Elevation A**



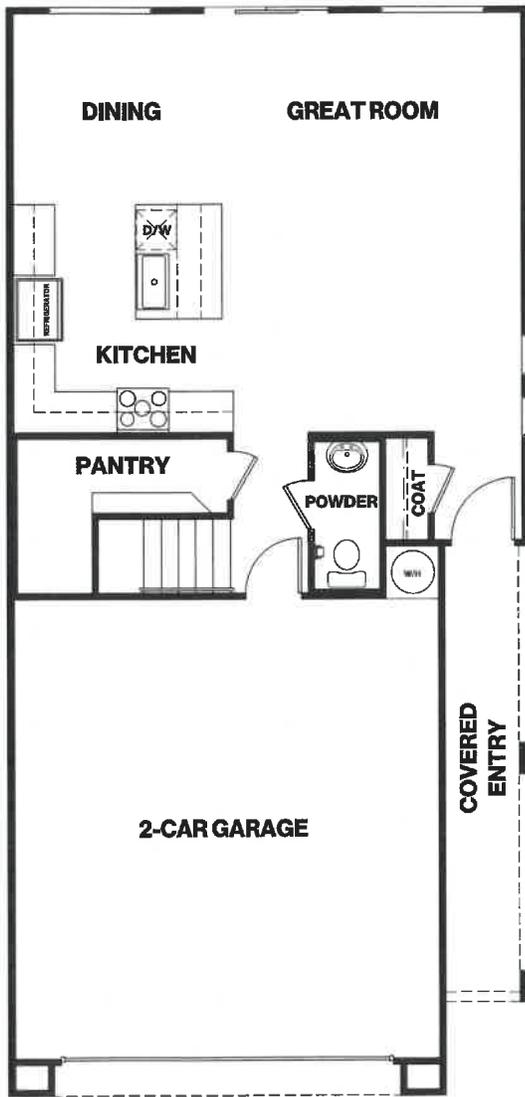
**Elevation B**



**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**



**Elevation A & B**



**Elevation C**

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.

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 WHEN MAP IS REDUCED FROM 1:127 ORIGINAL.

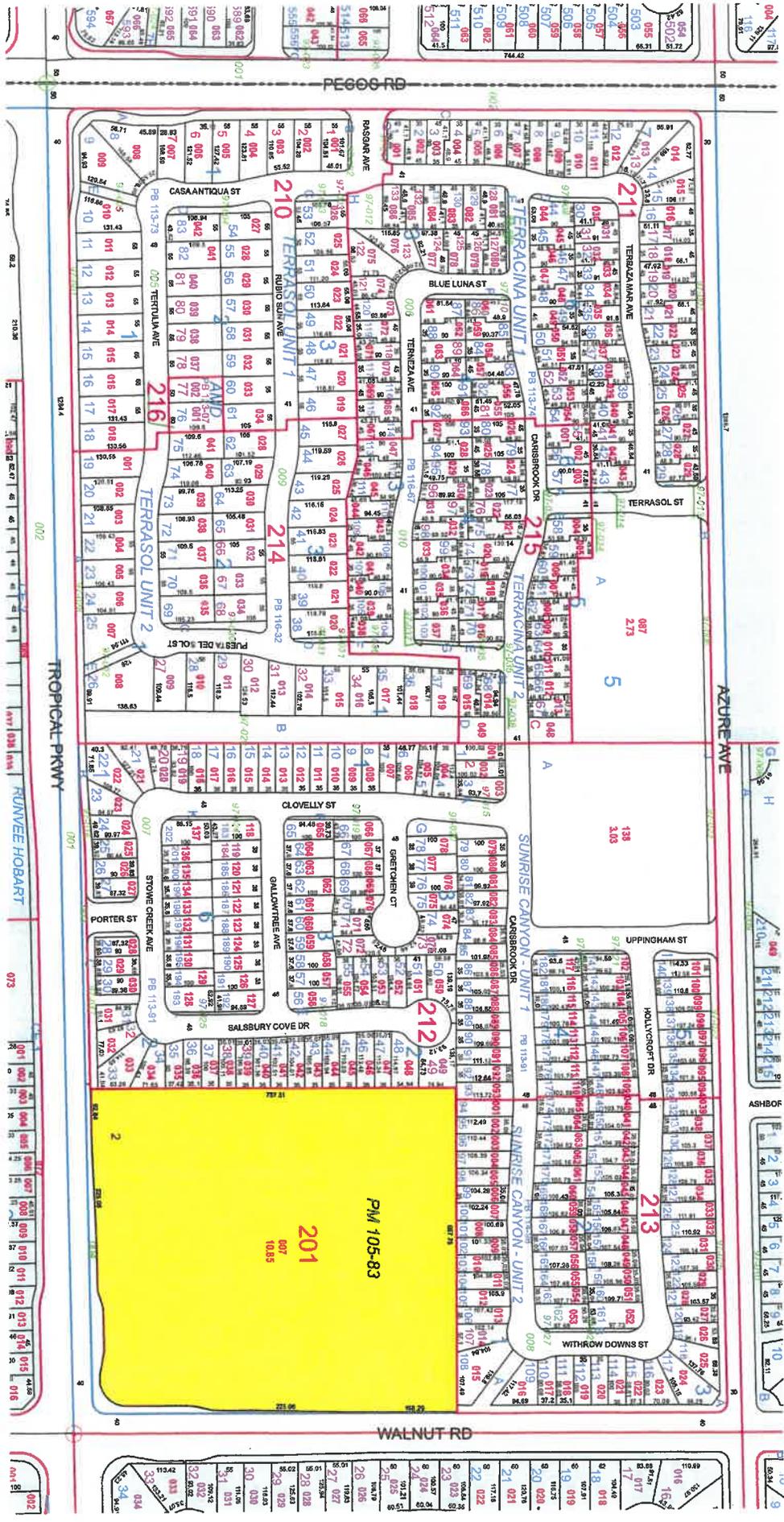
**MAP LEGEND**

- Parcel Boundary
- Sub Boundary
- PAID Boundary
- Road Easement
- Match / Leader Line
- Historic Lot Line
- Historic Sub Boundary
- Historic PAID Boundary
- Section Line
- Condominium Unit
- Air Space PCL
- Right of Way PCL
- Sub-Surface PCL
- Parcel Number
- Parcel Sub/Surface Number
- Play Recording Number
- Block Number
- Lot Number
- Gov Lot Number

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

BOOK	T19S R62E
SHEET	30
SECTION	S 2 NW 4
REV.	1/8/2019

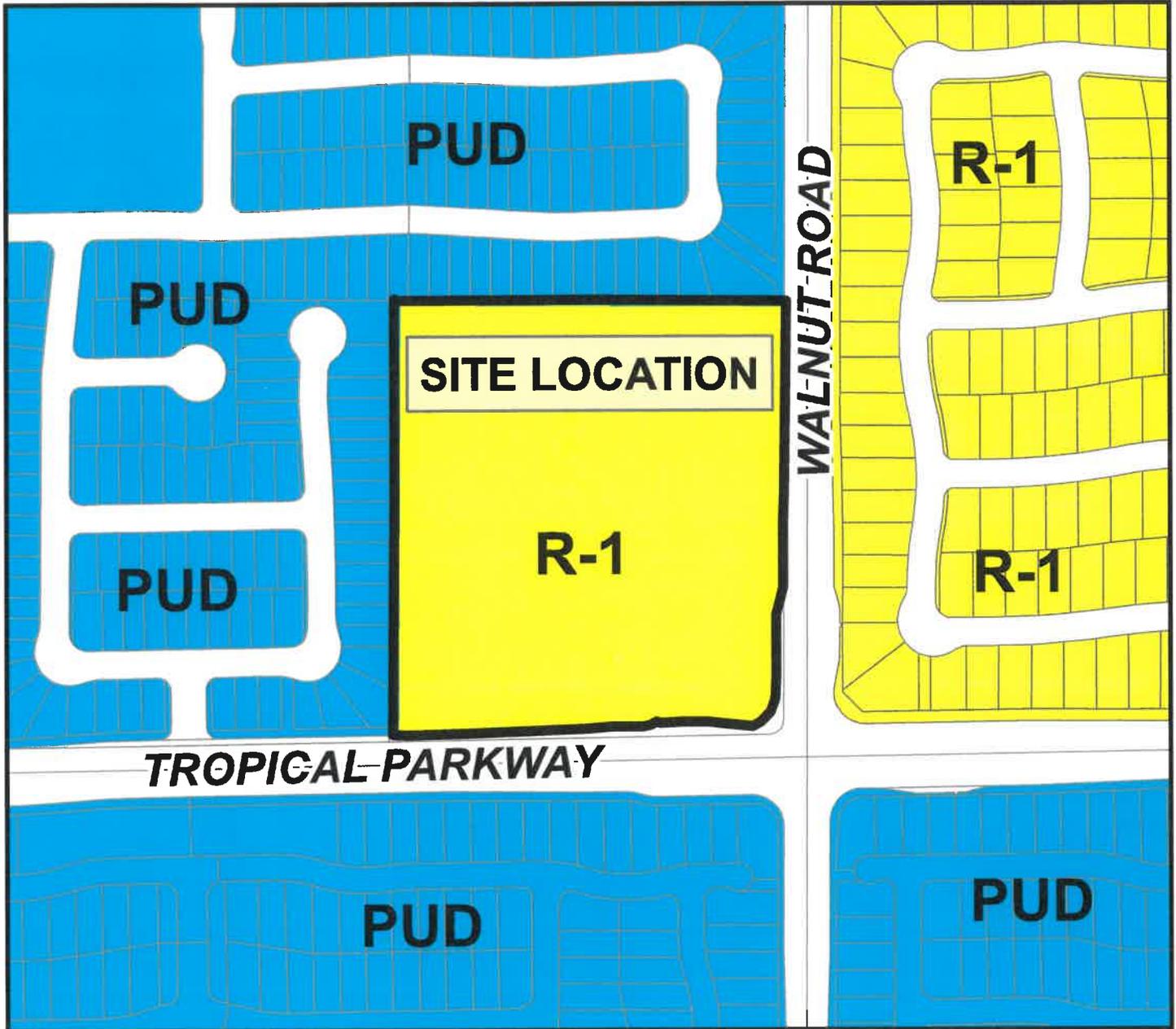
123-30-2
----------





# THE CITY OF NORTH LAS VEGAS

## Location & Zoning Map



Applicant: DR Horton  
Application Type: Property Reclassification  
Request: From R-1 (Single-Family Low Density District)  
to a PUD (Planned Unit Development District)  
Project Info: Northwest corner of Tropical Parkway and Walnut Road  
Case Number: ZN-15-2023

11/08/2023

