



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.

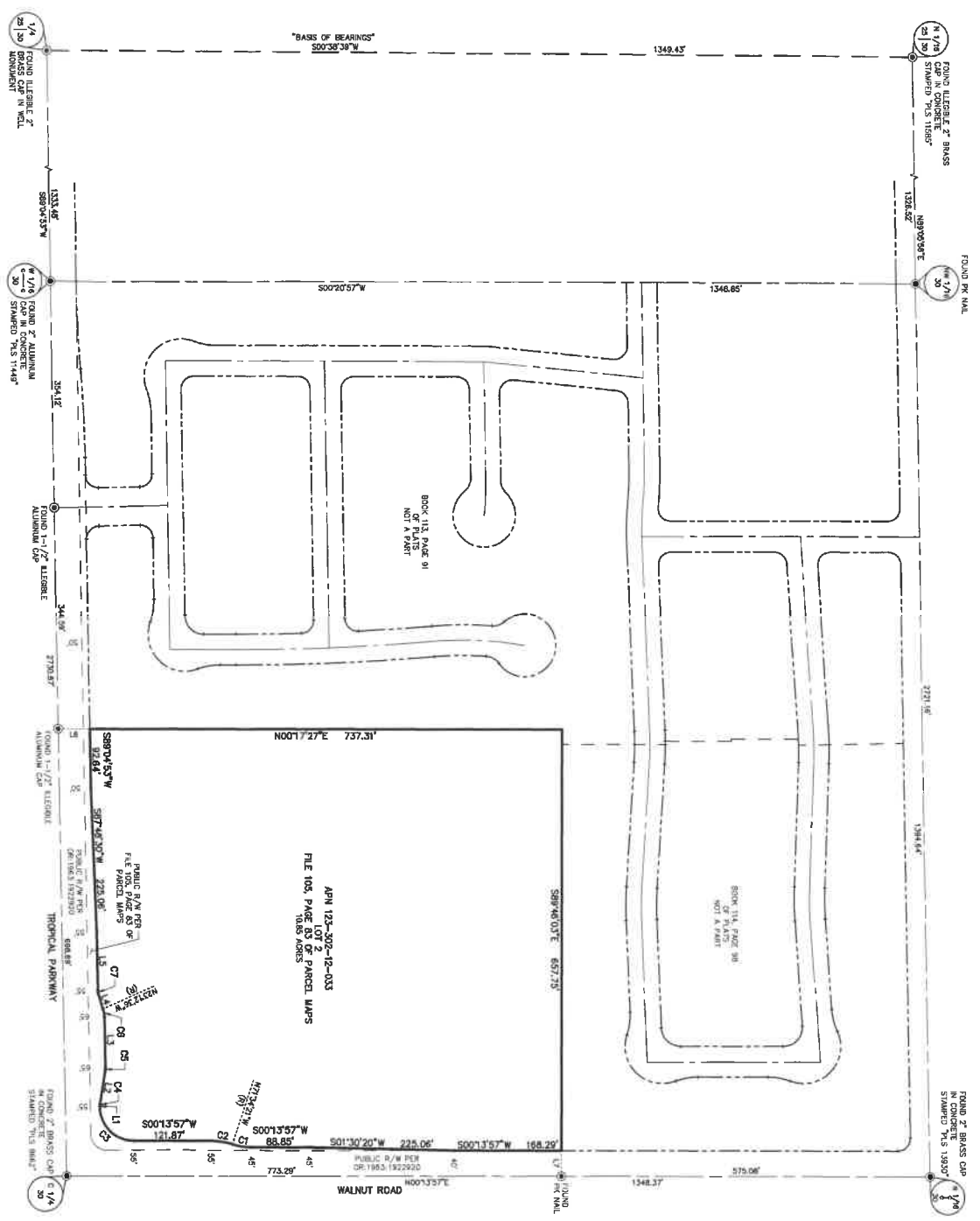
Please do not hesitate to contact me with any questions or if additional information is needed.

Sincerely,  
**Horrocks Engineers**



Jason B. Dineen, PE  
Land Development Project Manager





**BASES OF BEARINGS**  
 SOUTH QUARTER, WEST BRING THE BEARING OF THE WEST LINE OF THE SOUTHWEST QUARTER (S/W 1/4) OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 39 SOUTH, RANGE 60 EAST, AS SHOWN BY THE SURVEY RECORDS OF CLARK COUNTY, KENTUCKY, AS SHOWN BY THE CLARK COUNTY RECORDS OFFICE IN FILE NO. 100, PAGE 83 OF PARCEL MAPS.

LINE	BEARING	LENGTH
L1	S89°34'53\"W	1.58'
L2	N89°34'53\"W	51.86'
L3	S89°34'53\"W	80.00'
L4	S27°10'07\"W	23.62'
L5	S89°34'53\"W	51.53'
L6	S00°17'27\"W	50.00'
L7	S89°46'03\"E	40.00'

CHUNK	DELTA	BEARING	LENGTH	TANGENT
C1	187°14'2\"	86.00'	20.17'	18.21'
C2	187°14'2\"	100.00'	33.34'	18.87'
C3	88°27'05\"	54.00'	83.74'	52.82'
C4	107°23'0\"	20.00'	3.56'	1.79'
C5	107°23'0\"	30.00'	5.34'	2.68'
C6	227°25'0\"	30.00'	11.57'	5.87'
C7	18°46'46\"	20.00'	3.66'	2.95'

- LEGEND**
- BOUNDARY LINE
  - SECTION LINE
  - ADJUTANT LINE
  - ASSESSOR'S PARCEL LINE
  - RIGHT-OF-WAY LINE
  - STREET CENTERLINE
  - FOUND MONUMENTATION AS DESCRIBED
  - L1 LINE SEGMENT
  - C1 CURVE SEGMENT
  - (O) RADIAL BEARING
  - APN ASSESSOR'S PARCEL NUMBER
  - ORE OFFICIAL RECORDS, CLARK COUNTY, KENTUCKY
  - S/W RIGHT-OF-WAY LINE



SHEET 1 OF 1

Tri-Core SURVEYING

HORROCKS  
 TROPICAL & WALNUT NWC  
 BOUNDARY ANALYSIS

**Tri-Core SURVEYING**  
 CONSTRUCTION SURVEYING • TOPOGRAHY SURVEYING • BOUNDARY SURVEYING • MAPPING  
 6753 W. CHARLESTON BLVD. SUITE 100, DUBLIN, KY 40018  
 WWW.TRICORESURVEYING.COM

DATE :	11/1/2023
PM :	RD
DRAWN BY :	RD
DESIGNED BY :	ML
CHECKED BY :	ML
ADA CHECKED :	
JOB NO. :	27562-001
SCALE :	1"=80'
NO. DESCRIPTION	DATE APP'D

## 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.



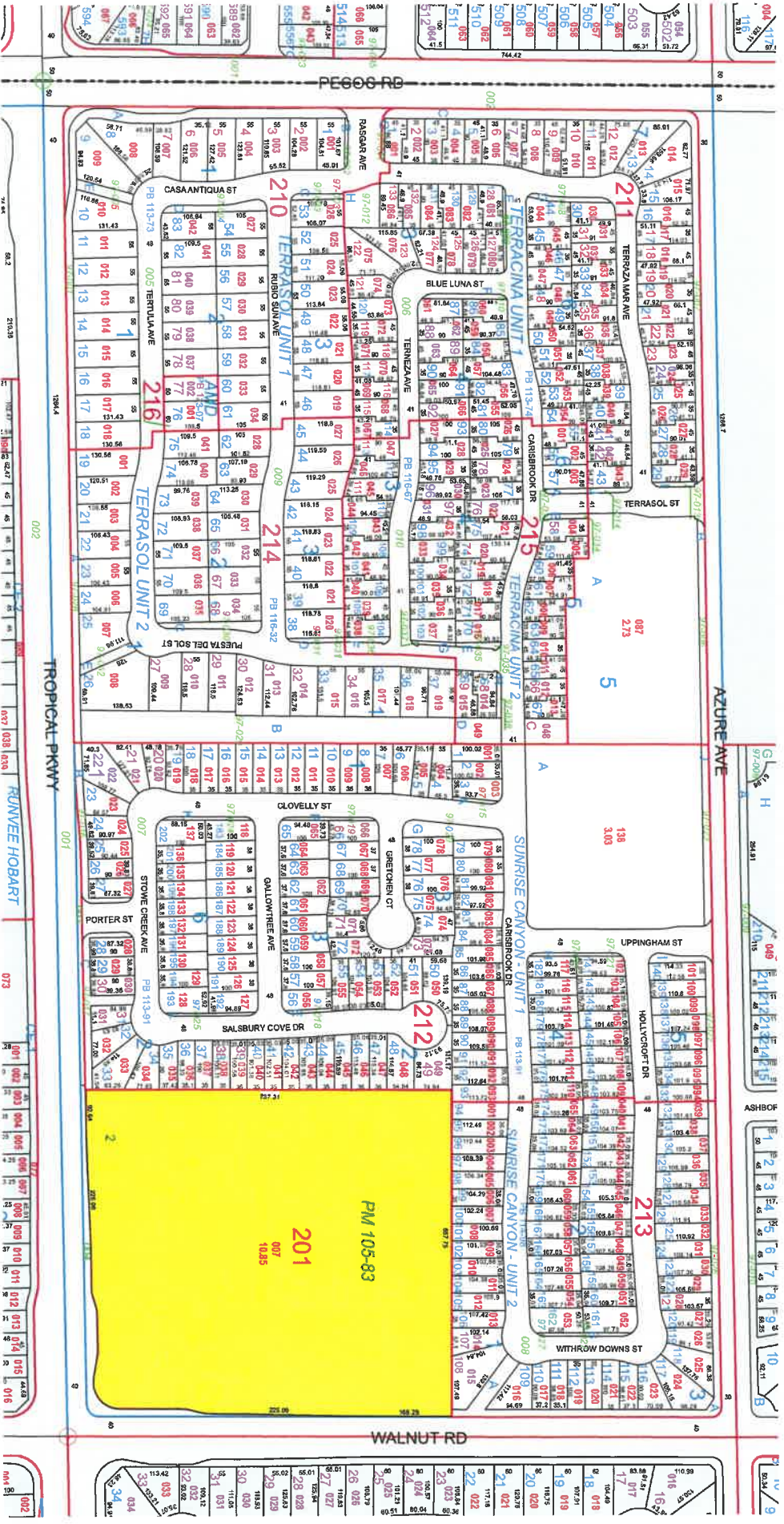
This map is for assessment use only and does NOT represent a survey.  
 No liability is assumed for the accuracy of the data delineated herein.  
 Information on roads and other non-assessed parcels may be obtained from the Road Document listing in the Assessor's Office.  
 This map is compiled from 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 (FEET) WHEN MAP IS REDUCED FROM 11X17 ORIGINAL

### MAP LEGEND

- PARCEL BOUNDARY
- SUB BOUNDARY
- PAID BOUNDARY
- RIGHT OF WAY POL.
- WATCH / LEADER LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- HISTORIC PAID BOUNDARY
- SECTION LINE
- 007 ROAD PARCEL NUMBER
- 001 PARCEL NUMBER
- 1.00 ACREAGE
- 202 PARCEL SUBSIDISED NUMBER
- PG 2-4-6 PLAT RECORDING NUMBER
- 5 BLOCK NUMBER
- 6.5 LOT NUMBER
- 6.5 GOV. LOT NUMBER

BOOK	T19S R62E	SEC.	30	MAP	S 2 NW 4
00	101	102	103	1	2
25	124	123	122	3	4
38	139	140	141	5	6

Scale: 1" = 200'	Rev: 1/8/2019	123-30-2
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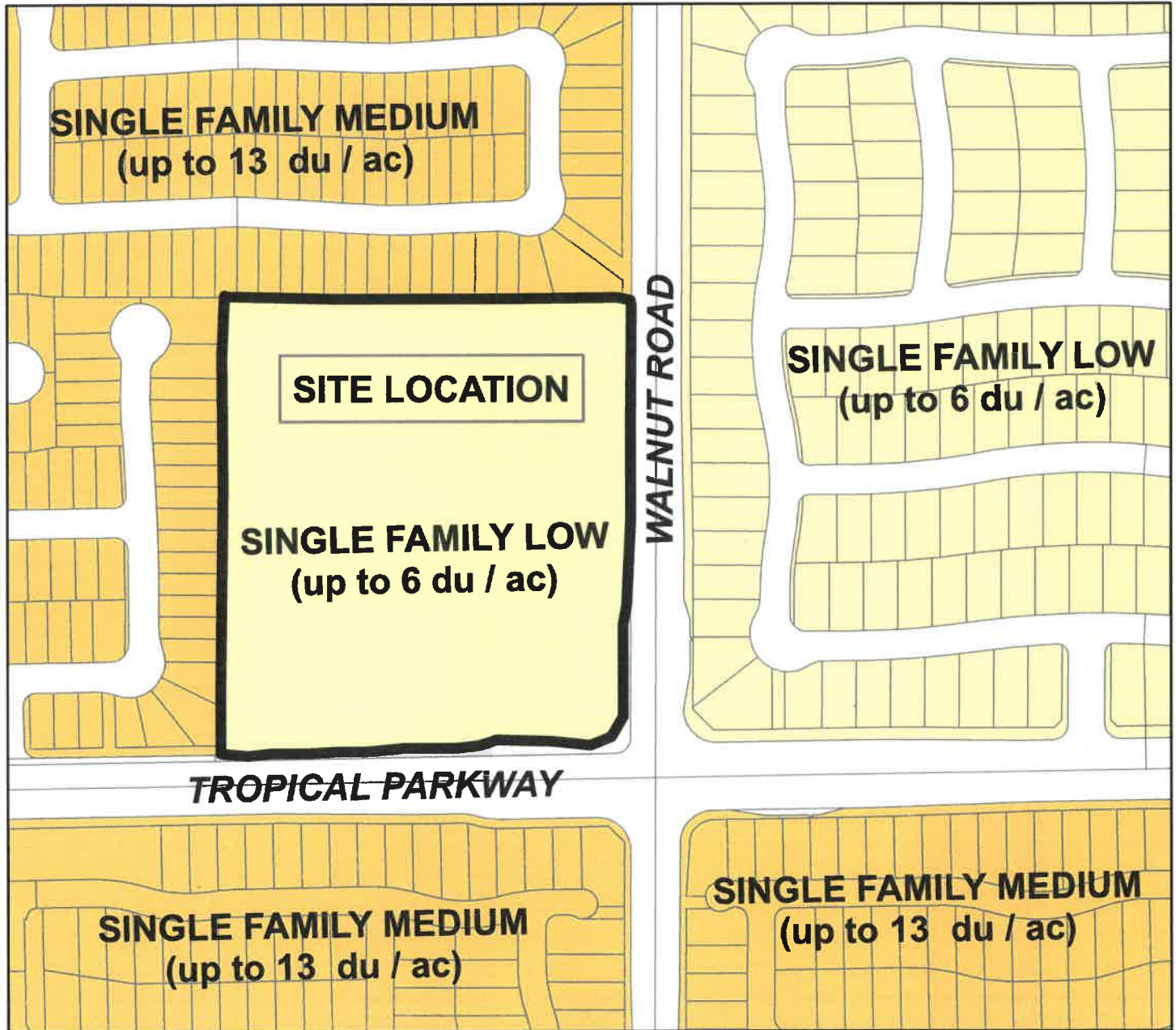






# THE CITY OF NORTH LAS VEGAS

## Comprehensive Plan Map



Applicant: DR Horton  
Application Type: Comprehensive Plan Amendment  
Request: Change from Single-Family Low to Single-Family Medium  
Project Info: Northwest corner of Tropical Parkway and Walnut Road  
Case Number: AMP-11-2023

11/08/2023

