

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: 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.

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



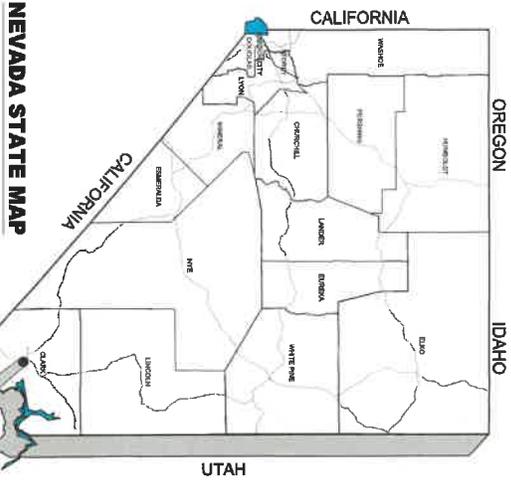
Jason B. Dineen, PE
Land Development Project Manager



TENTATIVE MAP FOR TROPICAL AND WALNUT

DEVELOPED BY
D.R. HORTON

located in
CITY OF NORTH LAS VEGAS, NV
APN# 123-30-201-007



ESTIMATED AVERAGE DAILY SEWER CONTRIBUTIONS	
96 UNITS X 260 GPD/UNIT = 25,000 GPD	
TOTAL AVERAGE CONTRIBUTION = 25,000 GPD	
TOTAL SEWER CONTRIBUTION = 25,000 GPD X 0.0222	
TOTAL SEWER CONTRIBUTION = 555 GPD	
TOTAL SEWER CONTRIBUTION = 555 GPD X 1.50 (20% OVERFLOW)	
TOTAL SEWER CONTRIBUTION = 833 GPD	

UTILITY SERVICES BY	
WATER	CITY OF NORTH LAS VEGAS
SEWER	CITY OF NORTH LAS VEGAS
ELECTRICITY	NV ENERGY
POWER	NV ENERGY
TELEPHONE	NT&T
NATURAL GAS	SOUTHWEST GAS

OWNER:
CHURCH L D S PRESIDING BISHOP
50 E NORTH TULARE STREET, 3TH FLOOR
LAS VEGAS, NV 89101
(951) 774-6028

DEVELOPER:
D.R. HORTON
1061 WINTER RANCH DR, STE 41
HENDERSON, NV 89014
(702) 251-1515
CONTACT: JEFF STEVENS
EMAIL: JSTEVEN@drhorton.com

DEVELOPER:
HORROCKS ENGINEERS
1601 N. GREEN VALLEY Pkwy., SUITE 150
7500 W. BURNING WOOD DR
7500 W. BURNING WOOD DR
HENDERSON, NV 89014
CONTACT: JASON OWEN
JOWEN@HORROCKS.COM

SITE DATA	APN NUMBER 123-30-201-007
	GROSS AREA 10.091 ACRES
	CURRENT ZONING R-1
	PROPOSED ZONING SINGLE FAMILY LOW DENSITY (UP TO 8 UNITS)
	PROPOSED LAYOUT PLANNED UNIT DEVELOPMENT
	TOTAL LOT COUNT 90 SINGLE FAMILY LOTS
	TOTAL DENSITY 629 DWG/AC
	OPEN SPACE REQUIRED 45,000 SF
	OPEN SPACE PROVIDED 44,842 SF
	MINIMUM LOT SIZE 3,000 SF

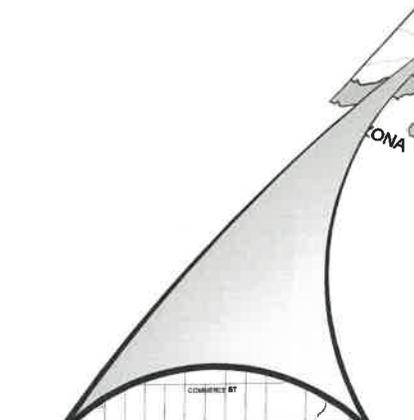
BENCHMARK
CITY OF NORTH LAS VEGAS BENCHMARK NO. NV2023004
RANGE AND 2 ROUND ALUMINUM DISK STAMPED NORTH LAS VEGAS
15 FEET EAST OF THE SOUTH-EAST CORNER OF THE INTERSECTION OF
TROPICAL HWY. AND WALNUT RD.

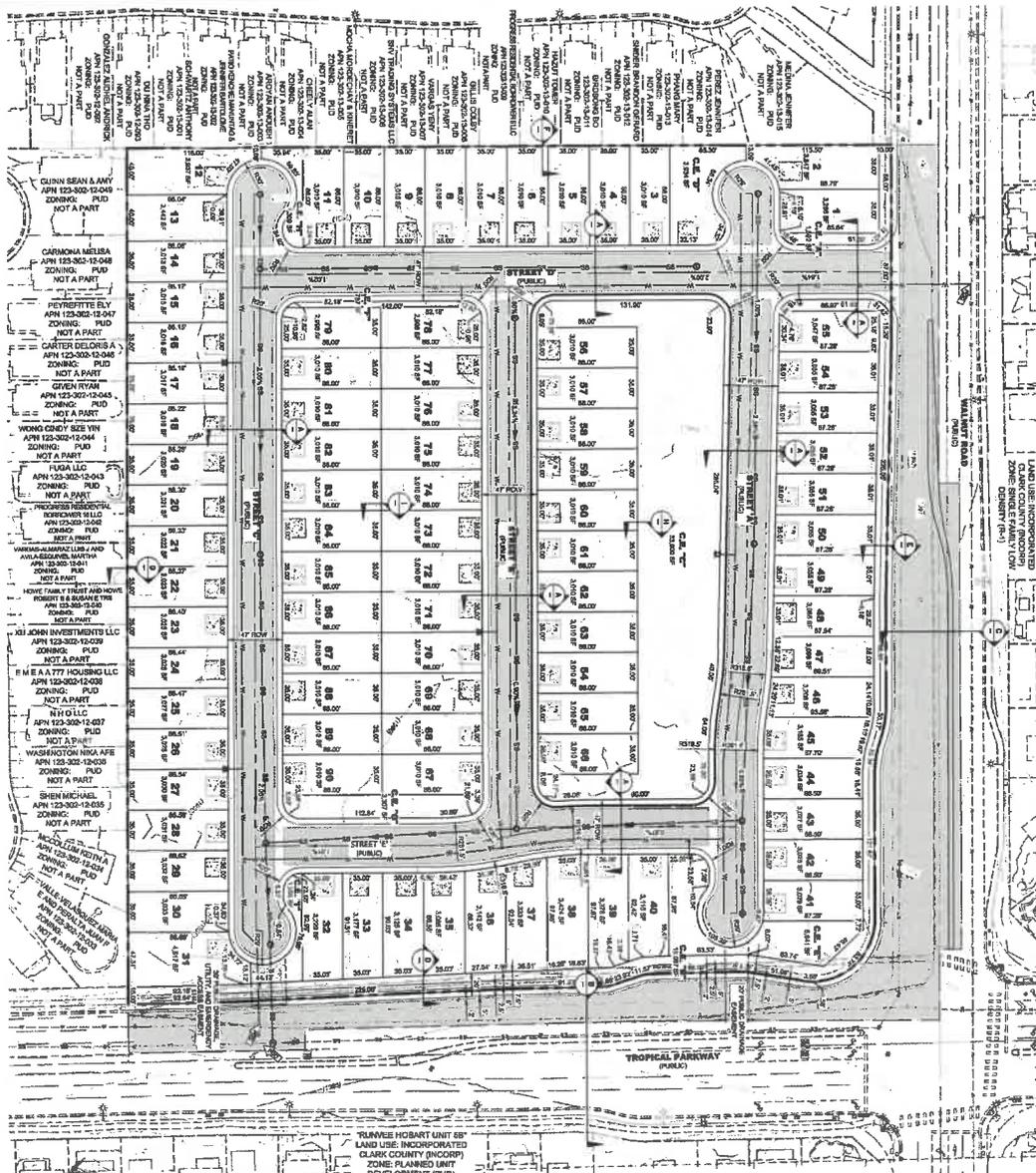
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LEGAL DESCRIPTION:
THE LAND DESCRIBED TO BE SITUATED IN THE COUNTY OF CLARK, CITY OF NORTH LAS VEGAS, STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:
THAT PORTION OF THE SOUTH 1/4 OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 1 EAST, MERIDIAN, DESCRIBED AS FOLLOWS:
LOT 10 OF THE CENTRAL PARCEL MAP OF PARCEL MAPS MADE IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.
APN: 123-30-201-007

NOTES:

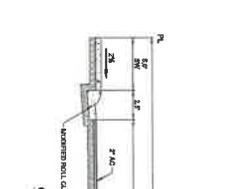
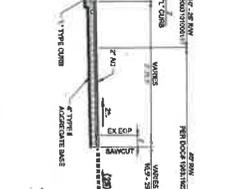
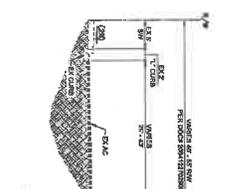
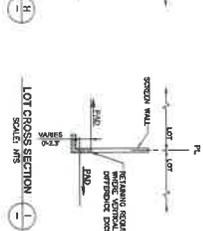
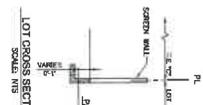
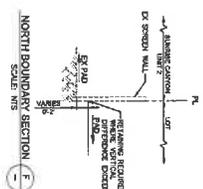
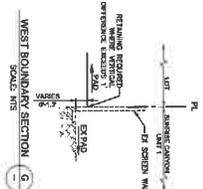
1. THESE LOTS AND PARCELS ARE TO BE DIVIDED INTO LOTS AND PARCELS TO BE DESCRIBED IN THE DESCRIPTION OF THE DESCRIPTION.
2. THE LOTS AND PARCELS ARE TO BE DESCRIBED IN THE DESCRIPTION OF THE DESCRIPTION.
3. THERE WILL BE NO ADJACENT LOTS OR PARCELS TO BE DESCRIBED IN THE DESCRIPTION OF THE DESCRIPTION.
4. LANDSCAPE ARCHITECTURE AND PLANNING SHALL BE THE RESPONSIBILITY OF THE APPLICANT.
5. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICANT.
6. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICANT.
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LEGEND

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TROPICAL AND WALNUT
CITY OF NORTH LAS VEGAS, NEVADA
TENTATIVE MAP
APN: 123-30-201-007

DRAWING INFO		REVISIONS	
DATE	BY	REV #	DATE
11/01/2023	DESIGNED: JS	1	
	DRAWN: JS	2	
	CHECKED: JD	3	
	PROJECT: NV-825-23		

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

HORROCKS ENGINEERS
1401 N. Green Valley Pkwy., Suite 160
Henderson, NV 89074
(702) 890-4083
www.horrockse.com



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 ad 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

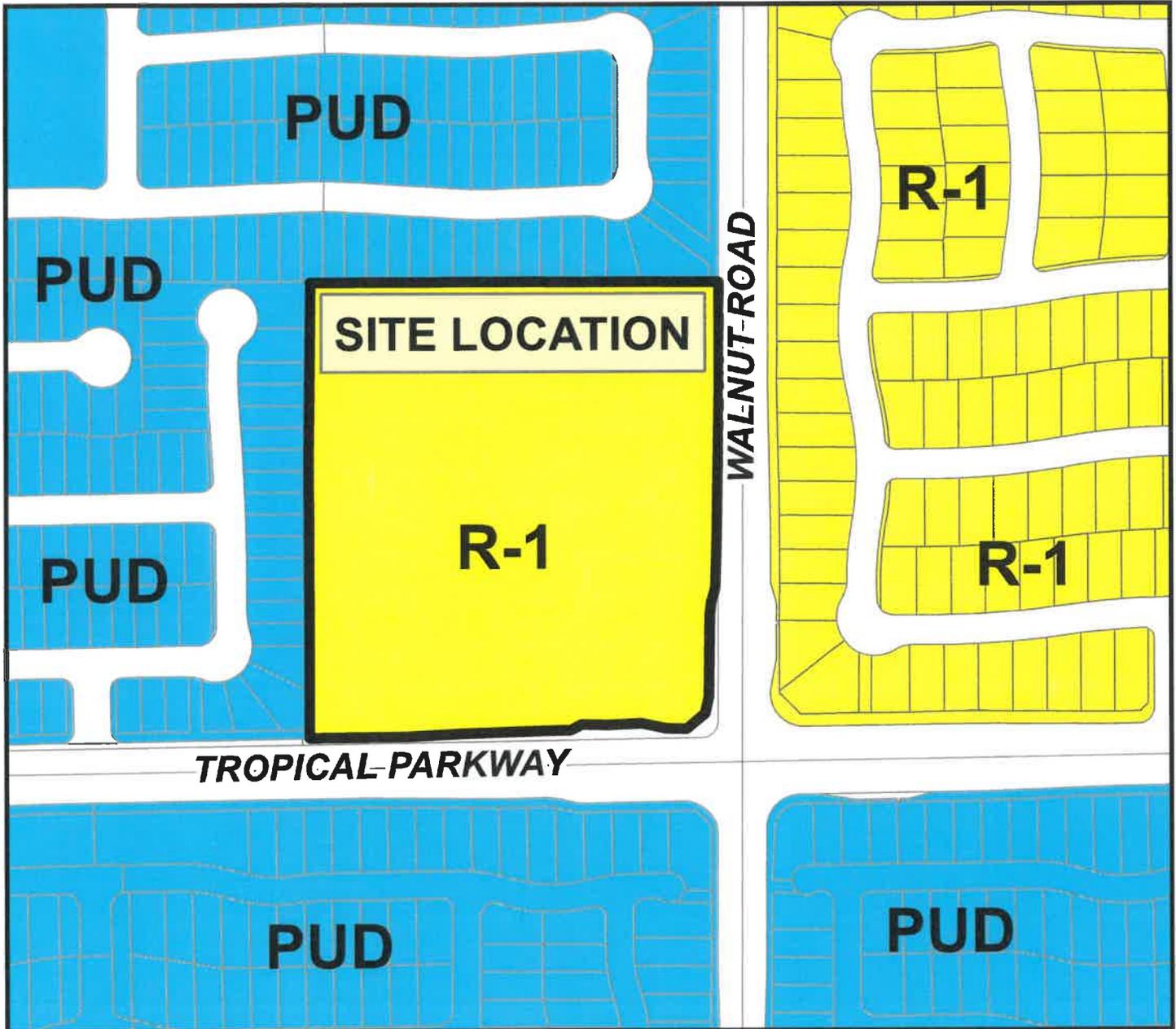
* CCSD Comments Dickens, D.L "Dusty" ES and Legacy HS were over program capacity for the 2022-2023 school year. Dickens, D.L "Dusty" ES was 114.44% over program capacity, and Legacy HS was 108.10% over program capacity.

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