

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: 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.

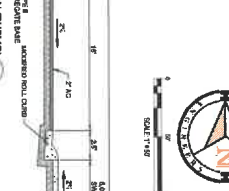
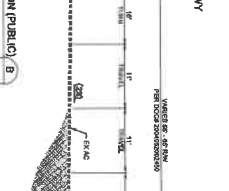
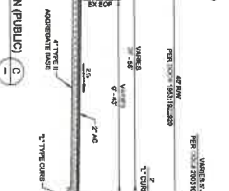
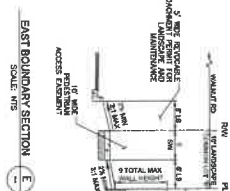
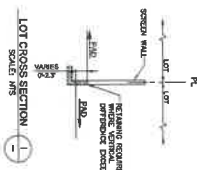
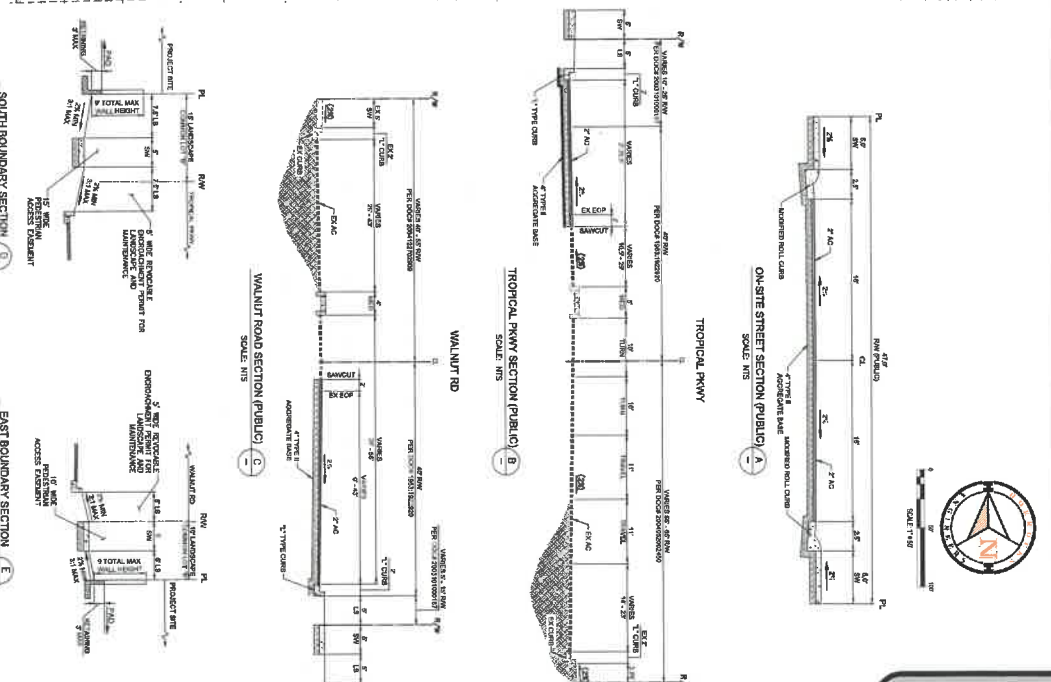
Please do not hesitate to contact me with any questions or if additional information is needed.

Sincerely,
Horrocks Engineers



Jason B. Dineen, PE
Land Development Project Manager





EXISTING MAJOR CONTROL

EXISTING LAMIN CONTROLS

CAR'S & CUTTER

EXISTING CLAS & CUTTER

RIGHT OF WAY

PROPOSED WATER MAIN

PROPOSED POWER MAIN

PROPOSED SEWER MAIN

APN: 123-30-201-007

三

PAGE 2 OF 2



DRAWING INFO	
DATE	11/01/2023
DESIGNED	JB
DRAWN	JB
CHECKED	JD
PROJECT	NV-8625-2

REVISIONS	
REV #	DATE

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

1401 N. Green Valley Pkwy., Suite 160
Henderson, NV 89074
(702) 898-4083
www.hammocks.com



LEGEND

OPEN SPACE	OPEN SPACE
RECREATION LOT	RECREATION 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.E. 'A'	1,600 SF
C.E. 'B'	1,600 SF
C.E. 'C'	1,600 SF
C.E. 'D'	1,600 SF
C.E. 'E'	1,600 SF
C.E. 'F'	1,600 SF
C.E. 'G'	1,600 SF
C.E. 'H'	1,600 SF
C.E. 'I'	1,600 SF
C.E. 'J'	1,600 SF
C.E. 'K'	1,600 SF
C.E. 'L'	1,600 SF
C.E. 'M'	1,600 SF
C.E. 'N'	1,600 SF
C.E. 'O'	1,600 SF
C.E. 'P'	1,600 SF
C.E. 'Q'	1,600 SF
C.E. 'R'	1,600 SF
C.E. 'S'	1,600 SF
C.E. 'T'	1,600 SF
C.E. 'U'	1,600 SF
C.E. 'V'	1,600 SF
C.E. 'W'	1,600 SF
C.E. 'X'	1,600 SF
C.E. 'Y'	1,600 SF
C.E. 'Z'	1,600 SF
TOTAL	16,000 SF



TROPICAL AND WALNUT

CITY OF NORTH LAS VEGAS, NEVADA

OPEN SPACE EXHIBIT

APN: 123-30-201-007

PRELIMINARY
DRAWING

THIS DRAWING IS THE PROPERTY OF HORROCKS ENGINEERS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF HORROCKS ENGINEERS. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

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) 966-4063
www.horrocks.com

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

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.

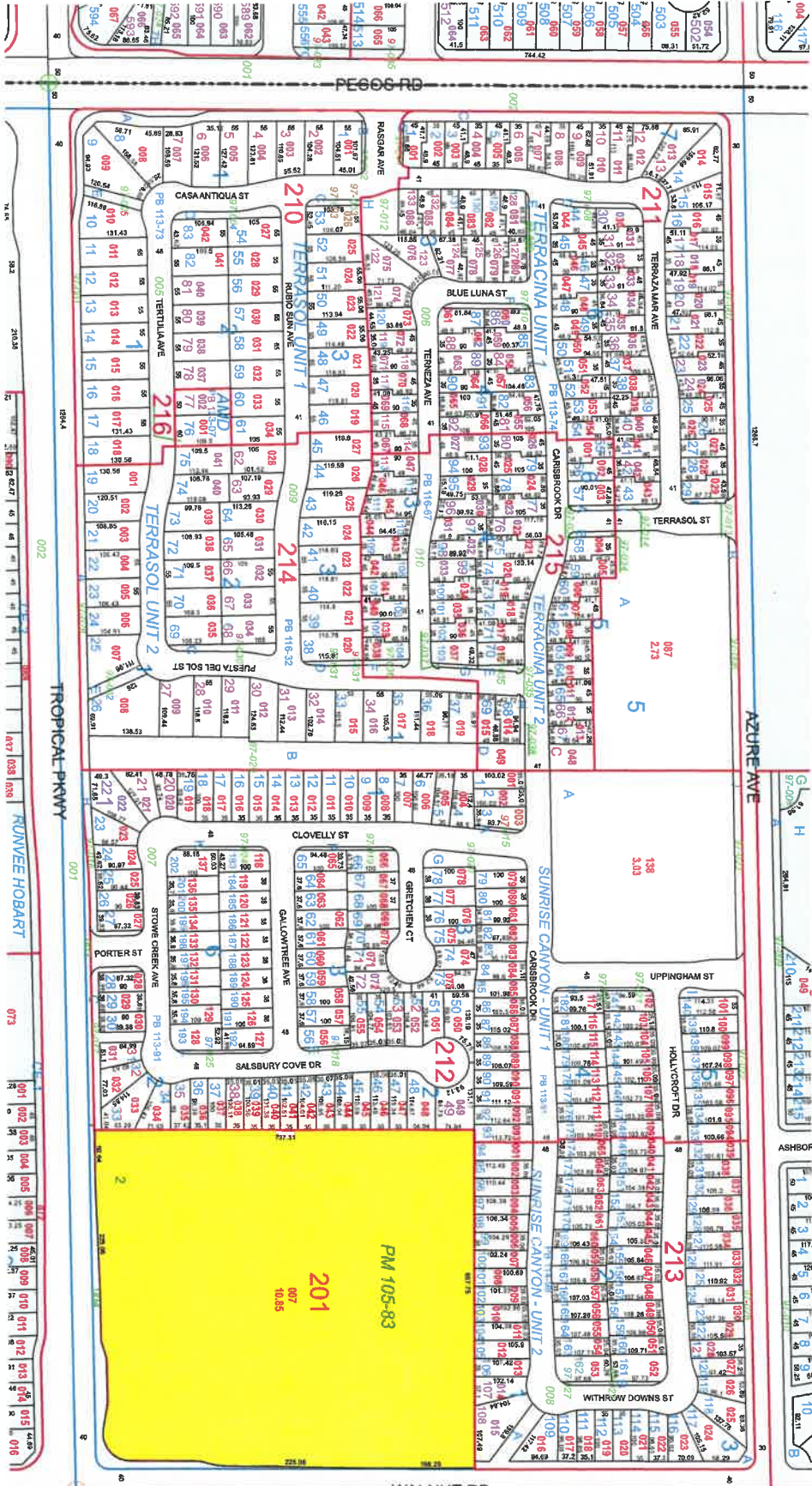
USE THIS SCALE WHEN MAP REDUCED FROM 11X17 ORIGINAL.

MAP LEGEND

- PARCEL BOUNDARY
- SUB BOUNDARY
- 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
- PG 24-65 PLAT RECORDING NUMBER
- 5 BLOCK NUMBER
- 5 LOT NUMBER
- 6.6 GOV. LOT NUMBER

NO. 008	T19S R62E	30	S 2 NW 4	123-30-2
00 101	102 103	104 105	106 107	108 109
110 111	112 113	114 115	116 117	118 119
120 121	122 123	124 125	126 127	128 129
130 131	132 133	134 135	136 137	138 139
140 141	142 143	144 145	146 147	148 149
150 151	152 153	154 155	156 157	158 159
160 161	162 163	164 165	166 167	168 169
170 171	172 173	174 175	176 177	178 179
180 181	182 183	184 185	186 187	188 189
190 191	192 193	194 195	196 197	198 199
200 201	202 203	204 205	206 207	208 209
210 211	212 213	214 215	216 217	218 219
220 221	222 223	224 225	226 227	228 229
230 231	232 233	234 235	236 237	238 239
240 241	242 243	244 245	246 247	248 249
250 251	252 253	254 255	256 257	258 259
260 261	262 263	264 265	266 267	268 269
270 271	272 273	274 275	276 277	278 279
280 281	282 283	284 285	286 287	288 289
290 291	292 293	294 295	296 297	298 299
300 301	302 303	304 305	306 307	308 309
310 311	312 313	314 315	316 317	318 319
320 321	322 323	324 325	326 327	328 329
330 331	332 333	334 335	336 337	338 339
340 341	342 343	344 345	346 347	348 349
350 351	352 353	354 355	356 357	358 359
360 361	362 363	364 365	366 367	368 369
370 371	372 373	374 375	376 377	378 379
380 381	382 383	384 385	386 387	388 389
390 391	392 393	394 395	396 397	398 399
400 401	402 403	404 405	406 407	408 409
410 411	412 413	414 415	416 417	418 419
420 421	422 423	424 425	426 427	428 429
430 431	432 433	434 435	436 437	438 439
440 441	442 443	444 445	446 447	448 449
450 451	452 453	454 455	456 457	458 459
460 461	462 463	464 465	466 467	468 469
470 471	472 473	474 475	476 477	478 479
480 481	482 483	484 485	486 487	488 489
490 491	492 493	494 495	496 497	498 499
500 501	502 503	504 505	506 507	508 509
510 511	512 513	514 515	516 517	518 519
520 521	522 523	524 525	526 527	528 529
530 531	532 533	534 535	536 537	538 539
540 541	542 543	544 545	546 547	548 549
550 551	552 553	554 555	556 557	558 559
560 561	562 563	564 565	566 567	568 569
570 571	572 573	574 575	576 577	578 579
580 581	582 583	584 585	586 587	588 589
590 591	592 593	594 595	596 597	598 599
600 601	602 603	604 605	606 607	608 609
610 611	612 613	614 615	616 617	618 619
620 621	622 623	624 625	626 627	628 629
630 631	632 633	634 635	636 637	638 639
640 641	642 643	644 645	646 647	648 649
650 651	652 653	654 655	656 657	658 659
660 661	662 663	664 665	666 667	668 669
670 671	672 673	674 675	676 677	678 679
680 681	682 683	684 685	686 687	688 689
690 691	692 693	694 695	696 697	698 699
700 701	702 703	704 705	706 707	708 709
710 711	712 713	714 715	716 717	718 719
720 721	722 723	724 725	726 727	728 729
730 731	732 733	734 735	736 737	738 739
740 741	742 743	744 745	746 747	748 749
750 751	752 753	754 755	756 757	758 759
760 761	762 763	764 765	766 767	768 769
770 771	772 773	774 775	776 777	778 779
780 781	782 783	784 785	786 787	788 789
790 791	792 793	794 795	796 797	798 799
800 801	802 803	804 805	806 807	808 809
810 811	812 813	814 815	816 817	818 819
820 821	822 823	824 825	826 827	828 829
830 831	832 833	834 835	836 837	838 839
840 841	842 843	844 845	846 847	848 849
850 851	852 853	854 855	856 857	858 859
860 861	862 863	864 865	866 867	868 869
870 871	872 873	874 875	876 877	878 879
880 881	882 883	884 885	886 887	888 889
890 891	892 893	894 895	896 897	898 899
900 901	902 903	904 905	906 907	908 909
910 911	912 913	914 915	916 917	918 919
920 921	922 923	924 925	926 927	928 929
930 931	932 933	934 935	936 937	938 939
940 941	942 943	944 945	946 947	948 949
950 951	952 953	954 955	956 957	958 959
960 961	962 963	964 965	966 967	968 969
970 971	972 973	974 975	976 977	978 979
980 981	982 983	984 985	986 987	988 989
990 991	992 993	994 995	996 997	998 999

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

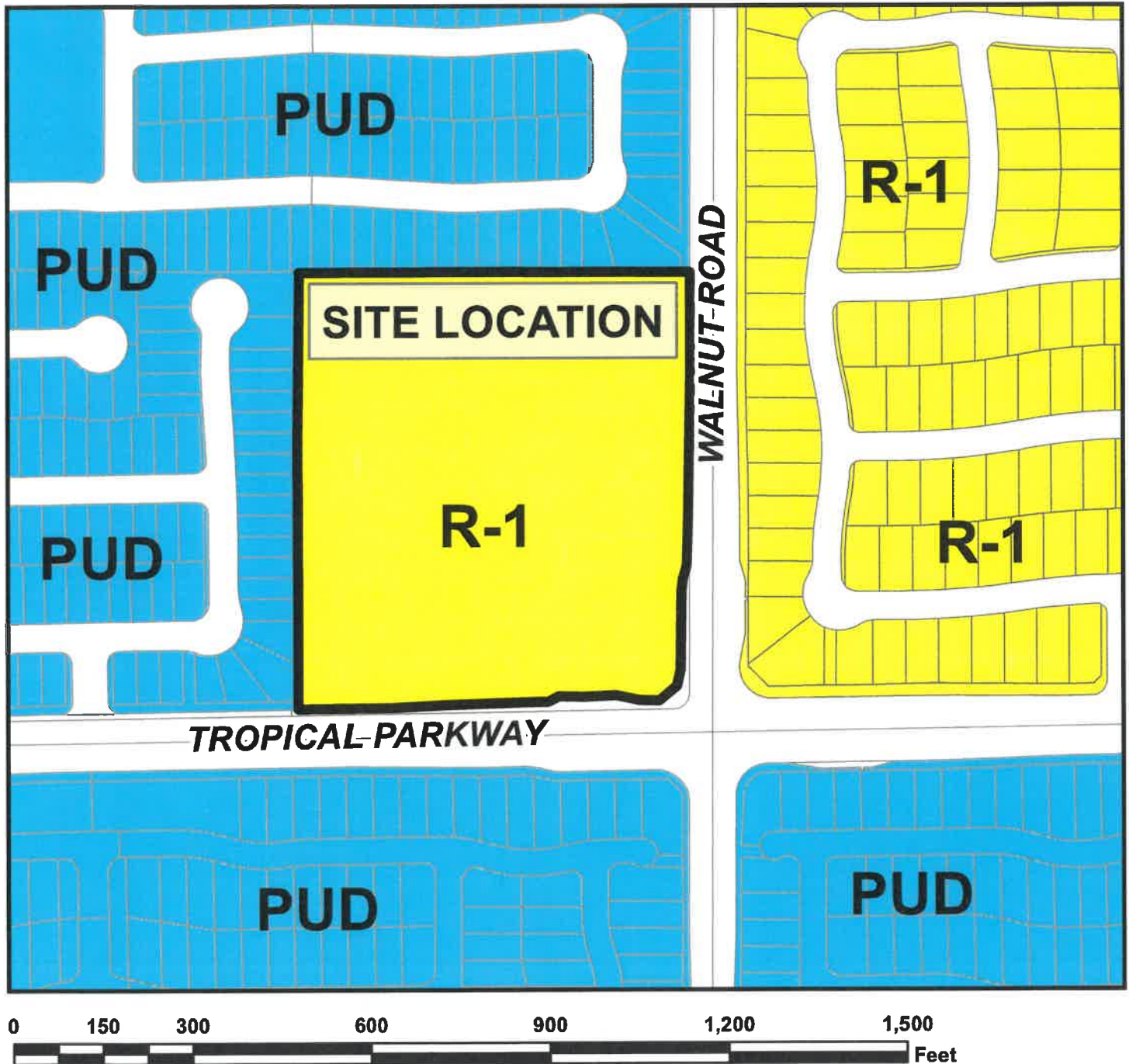


TAX DIST 254



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 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

