

March 2, 2021



3283 E. Warm Springs Road Suite 300
Las Vegas, NV 89120
(702) 586-9296

Ms. Amy Michaels
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 Losee Project
(APNs: 124-25-201-001 & 003)

REVISED

03/16/2021

AMP-000003-2021

Ms. Michaels,

On behalf of DR Horton, we have provided this Letter of Intent and correlating submittal requirements for the land use entitlements for the subject project. **Our client is proposing an Amendment to the Land Use Plan from A Community Commercial land use designation to a Single-Family Medium land use designation, a Re-Zone from the current PUD to a new PUD and a Tentative Map in support of the current project.**

Site Description

The project is located on the northeast corner of the intersection of East Tropical Parkway and Losee Road within the City of North Las Vegas. The project site is generally the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) of Section 25, Township 19 South, Range 61 East, M.D.M., City of North Las Vegas, Nevada commonly known as APNs: 124-25-201-001 & 003. The project site is cumulatively comprised of approximately 41.8± gross acres (37.08± net acres). The applicant is proposing to develop 386 units (140 single family detached residential lots and 246 townhome units) on 38.65± gross acres (34.83± net acres) with a remnant 3.15± gross acre (2.25± net acre) commercial parcel at the northeast corner of the intersection of Tropical Parkway and Losee Road. The residential portion (townhomes and single-family detached) of the site project site will yield a gross density of 10.0± DUA and net density of 11.1 ± DUA.

The site is bounded to the north (across Azure Avenue) and to the south (across Tropical Parkway) by existing R-1 zoned developments, to the east (across McCarran Street) by an existing residential PUD development and to the west by vacant land zoned as PUD.

Intent

Comprehensive Plan Amendment and Re-Zoning

The project site has a land use designation and zoning designation of Community Commercial and Planned Unit Development (PUD), respectively. The applicant site is proposing a land use designation and zoning designation of **Single-Family Medium and PUD**, respectively, to allow for this single-family development and said commercial remnant (future pharmacy). The nature of land use along Losee Road has changed within the past few years with focus on residential development along said corridor. The applicant believes that providing smaller, single family detached lots on the eastern portion of the project site (near McCarran Street) and townhomes on the western portion of site (near Losee Road) will provide exceptional transitional zoning from adjacent existing residential developments in lieu of the originally anticipated commercial land use. A large commercial land use for this property does not appear harmonious with the development within proximity of the project site. The proposed CPA and Re-Zone request would closely match the surrounding area.

Tentative Map Site Characteristics

As stated above, the eastern portion of the project site will be single family detached residential lots (3,045 square foot minimum lots). This portion of the project will have standard City of North Las Vegas 47-foot-wide public streets. The eastern portion of the site will have an entry to East Tropical Parkway and emergency access to East Azure Avenue. Please note that the PUD open space requirements for the single family residential lots meet minimum open space standards. The single-family residential lots will conform to current PUD setbacks.

The western portion of the project site will consist of proposed townhomes with two distinct product configurations:

- A front-loaded townhome product with 5-foot driveways adjacent to a curb with attached 5-foot sidewalks (see attached *Tentative Map Page TM2* for typical building details). Each of these units will have a private yard in the rear of the lots ranging from 7 to 13 feet.
- A rear-loaded townhome product with 5' driveways adjacent to curb and will face a 10-foot minimum common element (20-foot typical). Please note that pedestrian access will be provided throughout via 7-foot sidewalks to allow guests to enter through the rear of the structure (see attached *Tentative Map Page TM2* for typical building details).

The townhome site will take access from Losee Road and will have emergency access to East Tropical Parkway. The townhomes will utilize 28-foot private streets (back of curb-to-back of curb) to match the *CNLV Private Streets Policy for Residential Development* standards. There will be various combinations of sidewalk configurations to meet the "intent of sidewalks" within said *Standards*. There will be 5-foot sidewalks adjacent to off-street parking stalls and whenever sidewalk is attached to the street curb (front loaded townhome product). The developer will provide 7-foot sidewalks in areas required for pedestrian access across the site. The sidewalk between front-loaded building product end units will be 5 feet wide as pedestrians will also have a 5-foot sidewalk adjacent to the street (See *Tentative Map Page TM2, Front Loaded Townhomes Detail*).

The developer is proposing to use the proposed setbacks/building separations for the townhomes are provided on the Tentative Map. Please note that the PUD open space requirements for the townhomes exceed the minimum open space standards.

Conclusion

The overall project will be compatible with the surrounding area and will meet the goals of the City of North Las Vegas Title 17 Zoning Ordinance criteria. If you have any questions or need any additional information, please feel free to call our office at (702) 586-9296.

Sincerely,



Darryl C. Lattimore, PE
President

3285

 **Actus**
Engineering

[illegible]

1 OF 1

Neighborhood Meeting Summary
Tropical/Losee
February 25, 2021

A virtual neighborhood meeting was held for the above project on Thursday, February 25, 2021. A copy of the notice is attached. Stephanie Allen from Kaempfer Crowell attended the meeting on behalf of the developer. Councilman Barron was also in attendance.

This neighborhood meeting was attended by three neighbors. Stephanie Allen presented the details of the project. The neighbors inquired about the heights of the buildings and street parking. Councilman Barron brought up safety concerns on McCarran Street and suggested having those lots face out onto McCarran Street.

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 maps 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 REDUCED FROM 1:117 ORIGINAL

- MAP LEGEND
- PARCEL BOUNDARY
 - SUB BOUNDARY
 - PAID EASEMENT
 - RIGHT OF WAY PCL
 - CONDOMINIUM UNIT
 - AIR SPACE PCL
 - RIGHT OF WAY PCL
 - SUB-SURFACE PCL
 - HISTORIC SUB BOUNDARY
 - HISTORIC PCL BOUNDARY
 - SECTION LINE

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

BOOK	T19S R61E
100 101 102 10	
125 124 123 12	
138 139 140 14	

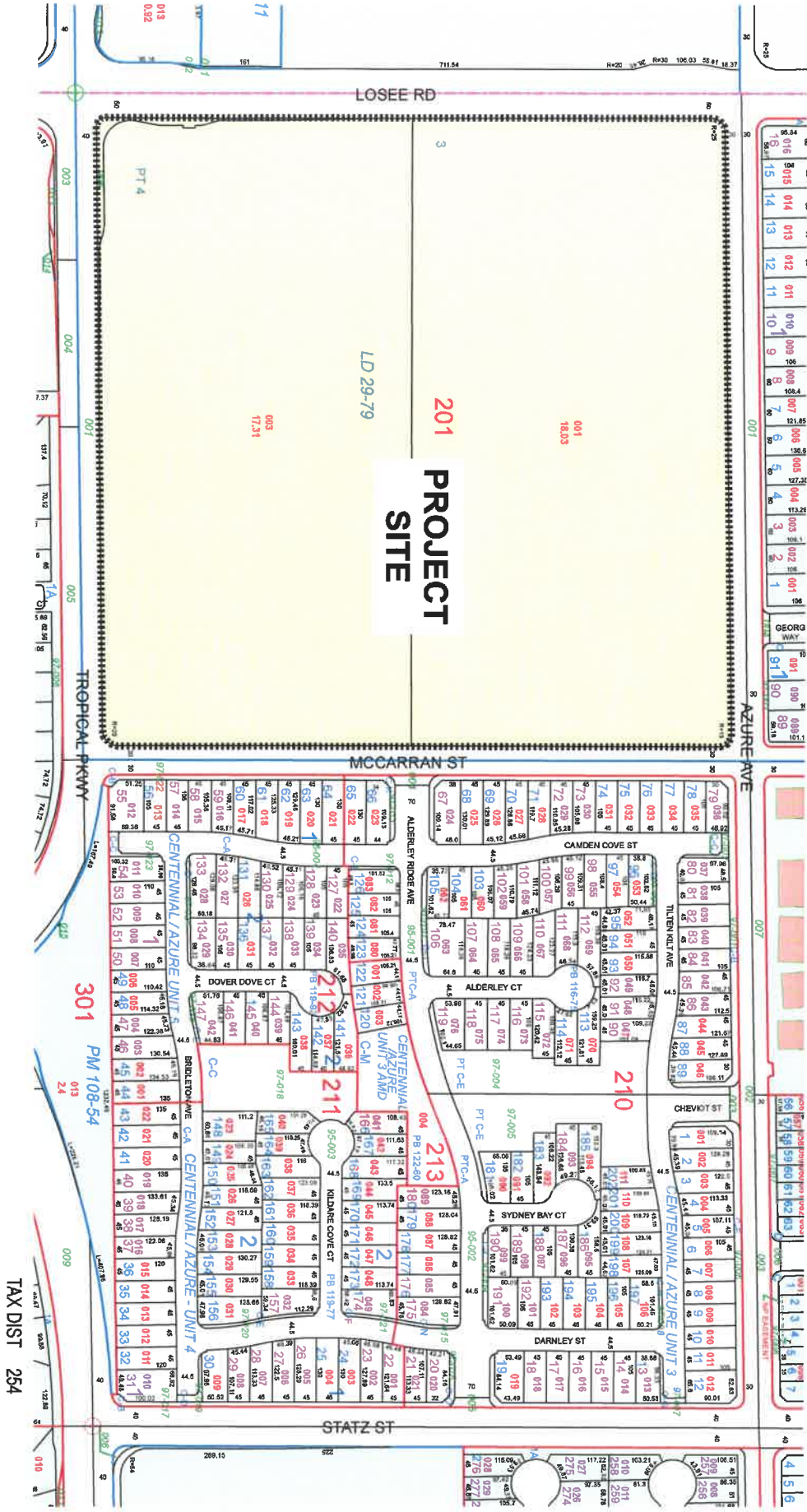
SEC	25
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13 14 15 16 17 18 19 20 21 22 23 24	

SW	S 2 NW 4
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124-25-2
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13 14 15 16 17 18 19 20 21 22 23 24

Scale: 1" = 200'

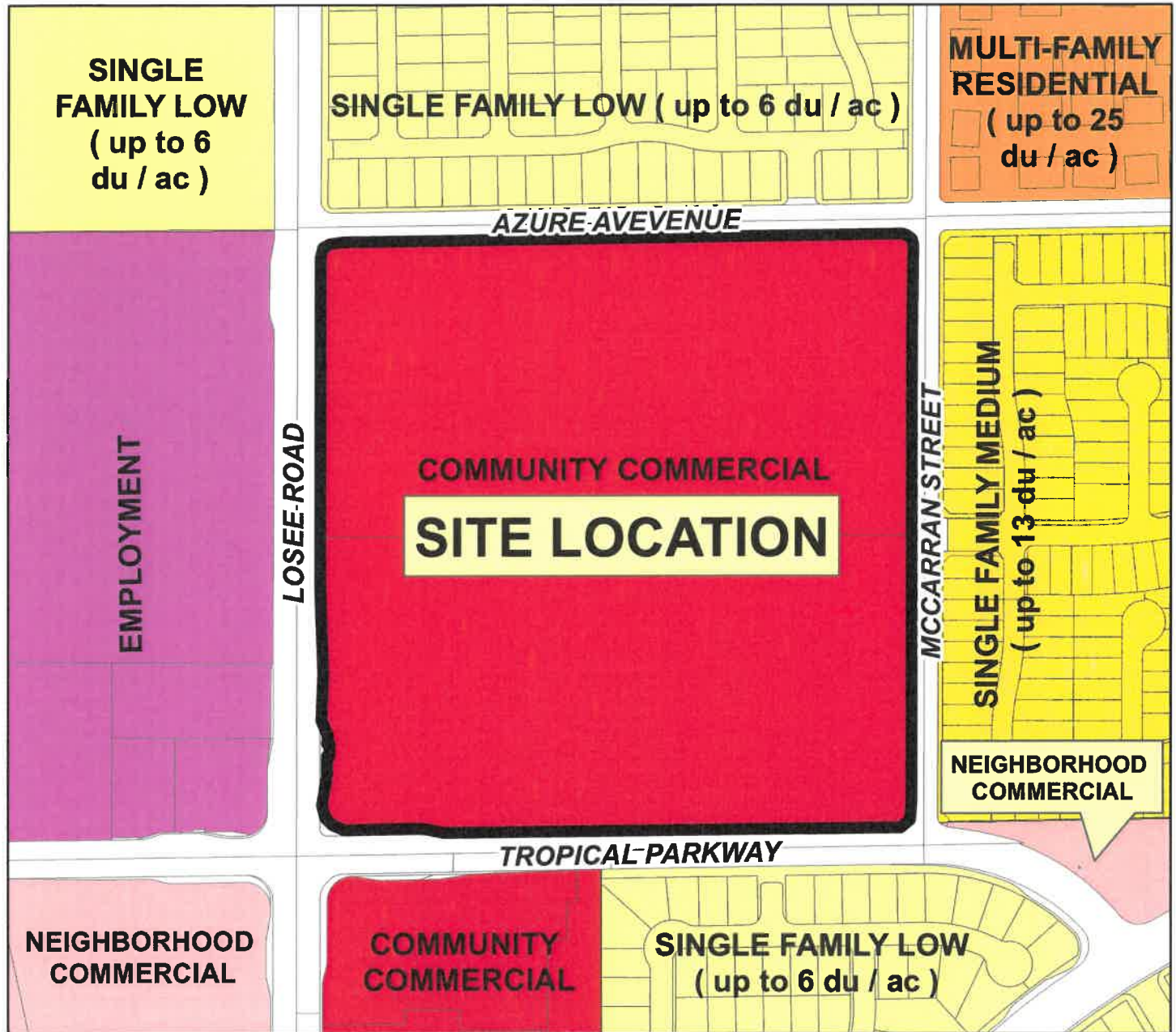
Rev: 1/8/2019





THE CITY OF NORTH LAS VEGAS

Comprehensive Plan Map



Applicant: DR Horton, Inc.
Application Type: Comprehensive Plan Amendment
Request: Change from Community Commercial to Single-Family Medium
Project Info: Northeast corner of Losee Road and Tropical Parkway
Case Number: AMP-03-2021

3/19/2021

