

CITY OF NORTH LAS VEGAS
INTEROFFICE MEMORANDUM

To: Planning and Zoning
From: Patrick Noble, Fire Protection Specialist
Subject: ZN 6-2022,TMAP 4-2022, AMP 2-2022 | TROPICAL LOSEE
TOWNHOMES
Date: March 10, 2022

1. Dead ends longer than 150' shall be provided with an approved turn around.
(The parking area that parallels Allen Lane is longer than 150')
2. For Group R, Division 3 Residential Subdivisions, the minimum width of fire apparatus access roads is 36 feet (10 973 mm), measured face of curb to face of curb. Exception: Fire apparatus access roads may be reduced to 24 feet (7315 mm) in width provided that all homes are provided with an *approved automatic sprinkler system* and on-street parking is prohibited.
3. Approved secondary access for ingress shall be provided for 20 or more dwelling units. No secondary access show on plans.

Patrick Noble

Digitally signed by Patrick Noble
DN: C=US, E=noblep@cityofnorthlasvegas.com,
O=Fire Prevention, OU=LDCS, CN=Patrick Noble
Reason: I am the author of this document
Date: 2022.03.10 12:42:56-0800

Patrick Noble, Fire Protection Specialist

March 1, 2022

Amy Michaels
Principal Planner
Planning & Zoning Division
2250 Las Vegas Boulevard North
North Las Vegas, NV 89030

Subject: Tropical Losee (TF-39-2021) – Letter of Intent for Comprehensive Plan Amendment (CPA), Tentative Map (TM), & Conforming Zone Change (ZC) for a 196-Lot Single-Family Townhome Residential Subdivision on 15.18 ± Acres (APN: 124-26-701-009)

Dear Ms. Michaels,

On behalf of our client, Harmony Homes, we present this letter of intent for the development of a single-family condominium residential subdivision on 15.18 ± gross acres. The site is located at the southwest corner of Losee Road and Tropical Parkway in City of North Las Vegas (CNLV) jurisdiction.

PROJECT DESCRIPTION:

The proposed gated single-family townhome residential development consists of one hundred and ninety-six (196) lots on 15.18 ± gross acres, for a gross density of 12.91 dwelling units per gross acre. The site consists of one (1) parcel: APN(s) 124-26-701-009 (15.18 ± acres). The subject site is an infill development currently zoned C-1 (Neighborhood Commercial) and is within City of North Las Vegas' Ward 2 with a planned land use of PUD (Planned Unit Development). The project site is bordered to the east by an existing shopping complex, to the north by undeveloped parcels, to the south by a residential subdivision, and to the west by an existing flood channel. The site is also kitty-corner from a proposed site by DR Horton that includes similar design characteristics, such as, private streets. The surrounding parcels' zoning and planned land use are as follows:

Cardinal Direction	Zoning	Planned Land Use
North	PUD (Planned Unit Development)	Employment
East	Neighborhood Commercial (C-1)	Community Commercial
South	PUD (Planned Unit Development)	Single Family Medium
West	PUD (Planned Unit Development)	Open Space

The proposed subdivision will feature three (3) distinct townhouse attached plans that will front the proposed onsite streets and/or alleys. Harmony Homes' standard 4-plex, 6-plex, and 8-plex townhome products are proposed for the project site. Vehicular access to the site is provided from Losee Road. The developer is proposing street and open space improvements in compliance with the Title 17 development code and CNLV private street standards.

Land Use Comprehensive Plan Amendment

The applicant requests a CPA to the existing land use to change the existing Neighborhood Commercial land use to Planned Unit Development. This CPA is requested to match the proposed use of the site as a single-family residential subdivision and to accompany the proposed rezoning to PUD. The proposed Single-Family Medium land use is requested to allow for a residential density of 12.91 dwelling units per gross acre, where 13 dwelling units per gross acre is allowed.

The proposed land use matches the land use of the residential subdivision immediately south of the project site. Considering the neighborhood surrounding the project site, the proposed single-family attached product and land use amendment offers a transition between the adjacent single-family detached homes and the existing commercial and proposed single-family attached product (similar to this proposed development) by DR Horton on the northeast corner of Tropical and Losee. Due to the likeness in density and use of the surrounding area, the proposed land use amendment is appropriate for the subject site.

A neighborhood meeting was held for public opinion on February 15, 2022, with one (1) neighbor in attendance. The single attendee did not express any concerns or provide any comments. The accompanying neighborhood meeting affidavit and sign-in sheet are provided.

Rezoning to PUD

The applicant requests a rezoning from the existing C-1 (Neighborhood Commercial) to a PUD (Planned Unit Development) zoning. The proposed rezoning to PUD accommodates the applicant's product and conforms with the use, density, and target clientele established by neighboring developments.

As previously mentioned, the development proposes three (3) distinct attached plans that will require specified building setbacks. The following table presents the model's proposed typical setbacks:

Proposed PUD Zoning Building Setbacks	
Setbacks	Distance
Front (not including patio)	6 FT
Interior Side	0 FT
Building Corner	4 FT
Rear (garage)	5.0 FT

* Note: All setbacks are at the foundation to the property line unless noted otherwise

Tentative Map

The subject site is a 196-lot single-family condominium residential subdivision. Per CNLV Table 17.24.020-2, Tropical Losee must provide 400 SF per unit. The project site provides 102,463 SF of open space where 78,400 SF is required. The open space is predominantly centered in the development at the main entry from Losee and then extends north and south along the western boundary to provide for a safe walking area for residents. The design far exceeds the open space requirements and provides ample landscaped common element area as well. The open space is also well connected throughout the site.

Per CNLV Table 17.24.040-4, all townhome dwellings shall also include two (2) off-street parking spaces per unit and one (1) space per two (2) units for guest parking as required by the private street standards requirement. To meet this requirement, we provide five hundred and seven (507) guest parking stalls, where four hundred and ninety (490) are required. Further, each model has a private two-car garage. Thus all required resident parking is covered and guest parking is met through a combination of guest spaces and driveway spaces.

The project site is a gated residential subdivision with a 50-ft wide private right-of-way as the primary entrance. The main entrance was moved from Tropical Pkwy to Losee Road at the request of staff, and it was aligned with the median opening on Losee per staff request.

Interior private streets are 28-ft wide back of curb to back of curb per the private street standards. The required sidewalk noted in the private street standards is proposed as a walking path throughout the site. Per discussion with North Las Vegas staff, we have widened the walking path to 7-feet as was permitted on other similar developments. This approach meets the "intent of sidewalks" within the Standards by providing appropriate pedestrian walkways throughout the development. The added benefit of this approach is that the pedestrian realm is segregated from the vehicular realm and provides for a safer walking area than maintaining the sidewalk in front of the closely spaced garage openings. A similar approach has been used by Harmony on projects in Cadence Masterplan as well as in the City of Las Vegas to great success.

Adequate utility services are available to the project site. Regarding water, we propose dual water connection to the existing 24-inch water main in Losee Road. The sewer point of connection is anticipated to be the existing 36-inch sewer main along the project's eastern frontage of Losee Road. In coordination with staff, we noted that the 36-inch sewer is a constraint for the site due to the existing depth compared to the existing ground on the site. Staff graciously understood and expressed willingness to work with Harmony to provide for a design that balances the engineering constraints with the impact on the development to the south and the Las Vegas Wash. The result is the proposed site plan with a road and open space along the southern boundary. We understand that continued coordination with staff is necessary to obtain agreement on the final design standards for the onsite sewer, and this site is being proposed as shown based on the preliminary feedback from staff.

The anticipated project construction timeline is approximately:

Construction Commencement: Q1 2023

Construction Completion: Q1 2025

Conclusion

The single-family townhome residential development will generate short-term temporary traffic, noise, and odor impacts during construction and will reduce to minimal levels as the developed properties become populated by homeowners. Because of this project, slight increases on utility services are perceived due to the increased residential presence in the area. However, there are sufficient public safety, transportation, flood control, and utility facilities available to serve the subject properties and maintain sufficient levels of services to existing developments in the area. The development improves the last remaining

undeveloped piece south of Tropical Parkway within the immediate vicinity. No significant adverse impacts to the existing natural environment or adjacent developments are anticipated.

The proposed development complies with the applicable provisions of the CNLV Title 17 Development Code. The proposed land use amendment and rezoning is compatible with adjacent uses in terms of scale, site design, and operating characteristics.

We appreciate your consideration in reviewing and approving these applications. If there are any additional questions regarding these applications, please do not hesitate to contact us at jacob.sakaguchi@strivenv.com or via phone at (808) 224-5210.

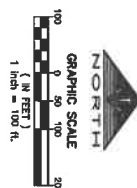
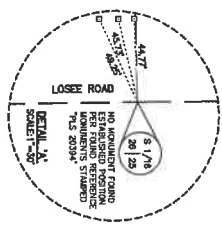
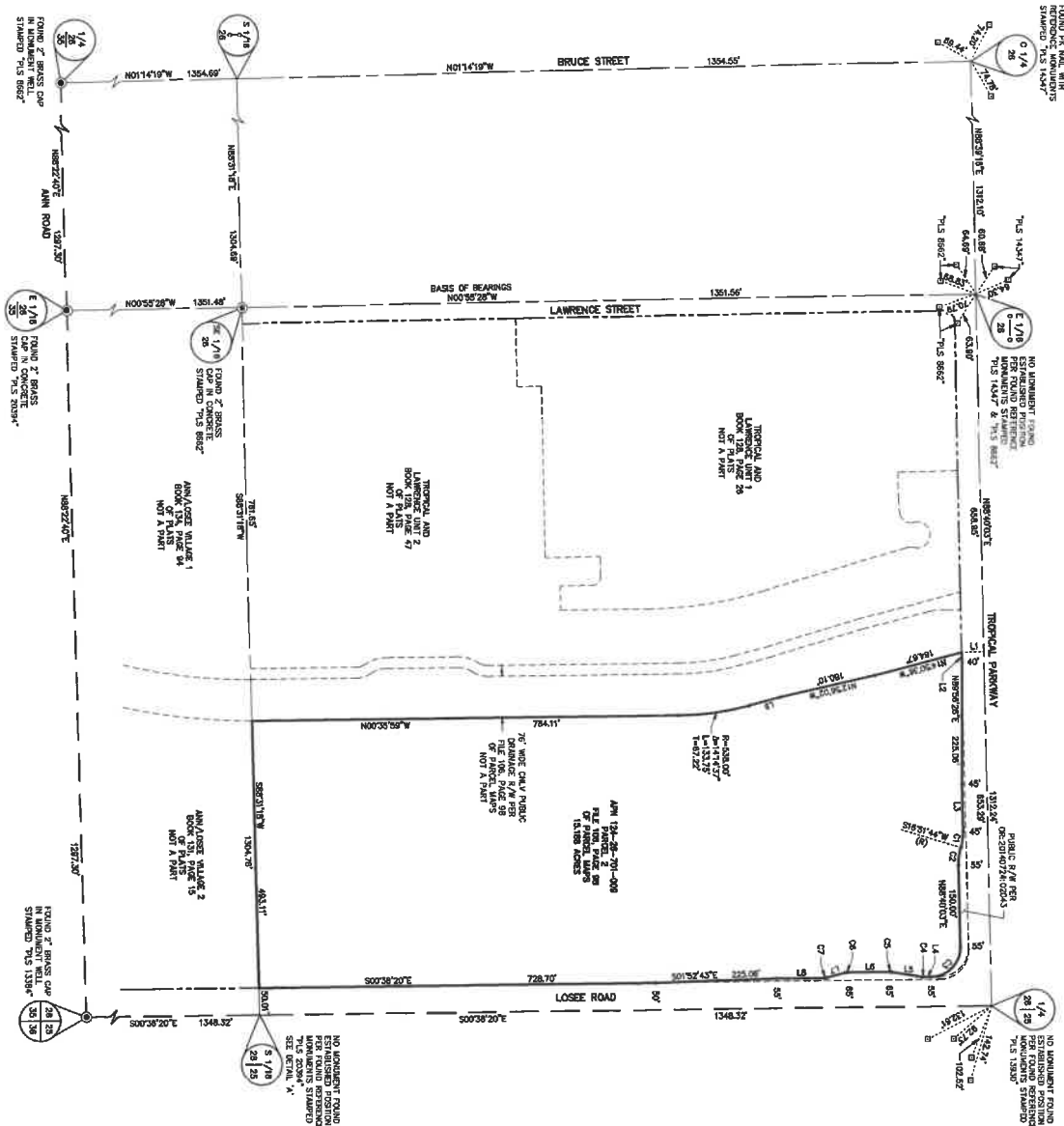
Sincerely,

Jacob Sakaguchi, EI
Engineer I

Cc:

Matt Rosenberg, Harmony Homes
John Meng PE, Strive Engineering
Jason Shon EI, Strive Engineering

12345 1 2 3 4 5		ALTA/NSPS LAND TITLE SURVEY
		TROPICAL LOSEE
		COVER TEST



BOUNDARY LINE
SECTION LINE
ALLOT PART LINE
ASSESSOR'S PARCEL LINE
EXISTING RIGHT-OF-WAY LINE

NE TABLE		NE TABLE	
LINE	BEARING	LINE	BEARING
L1	N01°19'57"W	L7	S00°28'50"E
L2	N189°40'05"E	L8	S00°38'20"E
L3	N189°40'05"E	L9	N14°50'38"W
L4	S00°36'20"E		
L5	S00°31'24"W		

CHRE	DELTA	RADIUS	LENGTH	TANGENT
C1	1871142°	85.00°	30.17°	15.21°
C2	1871142°	105.00°	33.34°	16.81°
C3	8093337°	84.00°	66.61°	84.60°
C4	92724°	20.00°	3.30°	1.66°
C5	92724°	30.00°	4.68°	2.46°
C6	1470210°	30.00°	7.35°	3.68°
C7	1470210°	20.00°	4.80°	2.46°

BASIS OF BEARINGS

NORTH 05/56/28 WEST, BEING THE BEARING OF THE WEST LINE OF THE NORTH-EAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 81 EAST, M.D.M., CITY OF NORTH LAS VEGAS, CLARK COUNTY, NEVADA AS SHOWN BY MAP THEREOF ON FILE IN THE OFFICE OF THE CLARK COUNTY RECORDER IN FILE 10A, PAGE 89 OF PARCEL MAPS.

BENCHMARK

CITY OF NORTH LAS VEGAS BENCHMARK N4V01 26E4
RRET AND 2" ALUMINUM DISK STAPPED NORTH LAS VEGAS BLVD.
N4V01 26E4, LOCATED ON A POWER POLE FOOTING APPROX. 100 FEET
WEST AND 100 FEET NORTH OF THE INTERSECTION OF TROPICAL PKWY
AND LOSER ROAD.

ELEVATION=614.835 Meters (NAVD'83)
ELEVATION=2017.17 US Survey Feet (NAVD'83)

**TRI-CORE
SURVEYING, LLC**

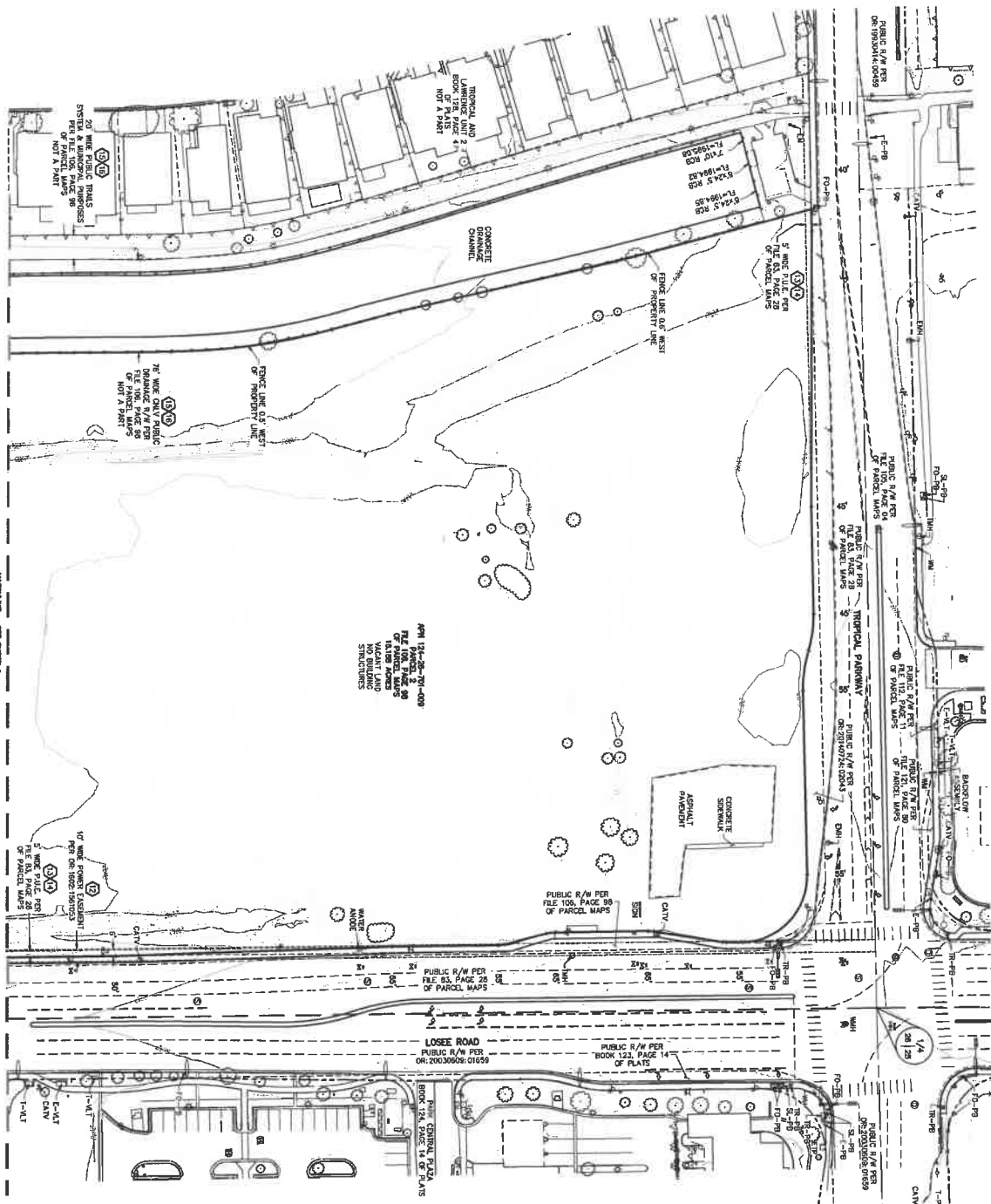
LAND SURVEYING • CONSTRUCTION STAKING
MAPPING & LAND DEVELOPMENT SERVICES
BOUNDARY & TOPOGRAPHIC SURVEYS

8753 WEST CHARLESTON BLVD.
LAS VEGAS, NEVADA 89148
TEL. (702) 821-1054 FAX (702) 870-4376

DATE : 1/21/2021

PM :	ML
DRAWN BY :	ML
DESIGNED BY :	
CHECKED BY :	RD
ADA CHECKED :	
JOB :	71.0020
SC :	W-1000

NO.	DESCRIPTION	DATE	APP'D
1	Core - reproduction or use for any purpose other than that reported to the Core.		



WATERLOO - BEE SHEET

BENJAMIN
CITY OF NORTH LAS VEGAS BENCHMARK, LEVIN 2054
INVEST AND T. ALABAMA INC., STAMPED WITH LAS VEGAS, NV, LEVIN
NOT LOCATED ON A PAPER MAP BEING APPROX. 10 FEET WEST AND
10 FEET NORTH OF THE INTERSECTION OF HICKORY PARK AND LINDSEY ROAD.
ELEVATION=4443.5 Meters (14580')
ELEVATION=5017.0 Meters (16457')
ELEVATION=5017.0 Meters (16457')
CITY OF NORTH LAS VEGAS BENCHMARK, LEVIN 2054

BENCHMARK

CITY OF NORTH LAS VEGAS BENCHMARK RELY 2005

RYVET AND Z' ALUMINUM DISK, STAMPED NORTH LAS VEGAS BM NO. NLV81

2024, LOCATED ON A POWER POLE FOOTING APPROX. 100 FEET WEST AND 100 FEET NORTH OF THE INTERSECTION OF TROPICAL PKWY AND LOOSE ROAD

RECEIVED 2008-09-24

ELEVATION=614.555 meters (NAVD'83)
ELEVATION=2017.17 US Survey Feet (NAVD'83)

BASIS OF BEARINGS

NORTH 00°55'28" WEST, BEING THE BEARON

NORTHEAST QUARTER (NE 1/4) OF THE 30TH
SECTION 28 TOWNSHIP 18 NORTH RANGE 6E

SECTION 20, TOWNSHIP 19 SOUTH, RANGE 11
LAS VEGAS, CLARK COUNTY, NEVADA AS SHOWN

THE OFFICE OF THE CLARK COUNTY RECORDER
PARCEL MAPS

22



ALTA/NSPS LAND TITLE SURVEY

TROPICAL LOSEE

EASEMENT SETTING & EXISTING EASEMENTS



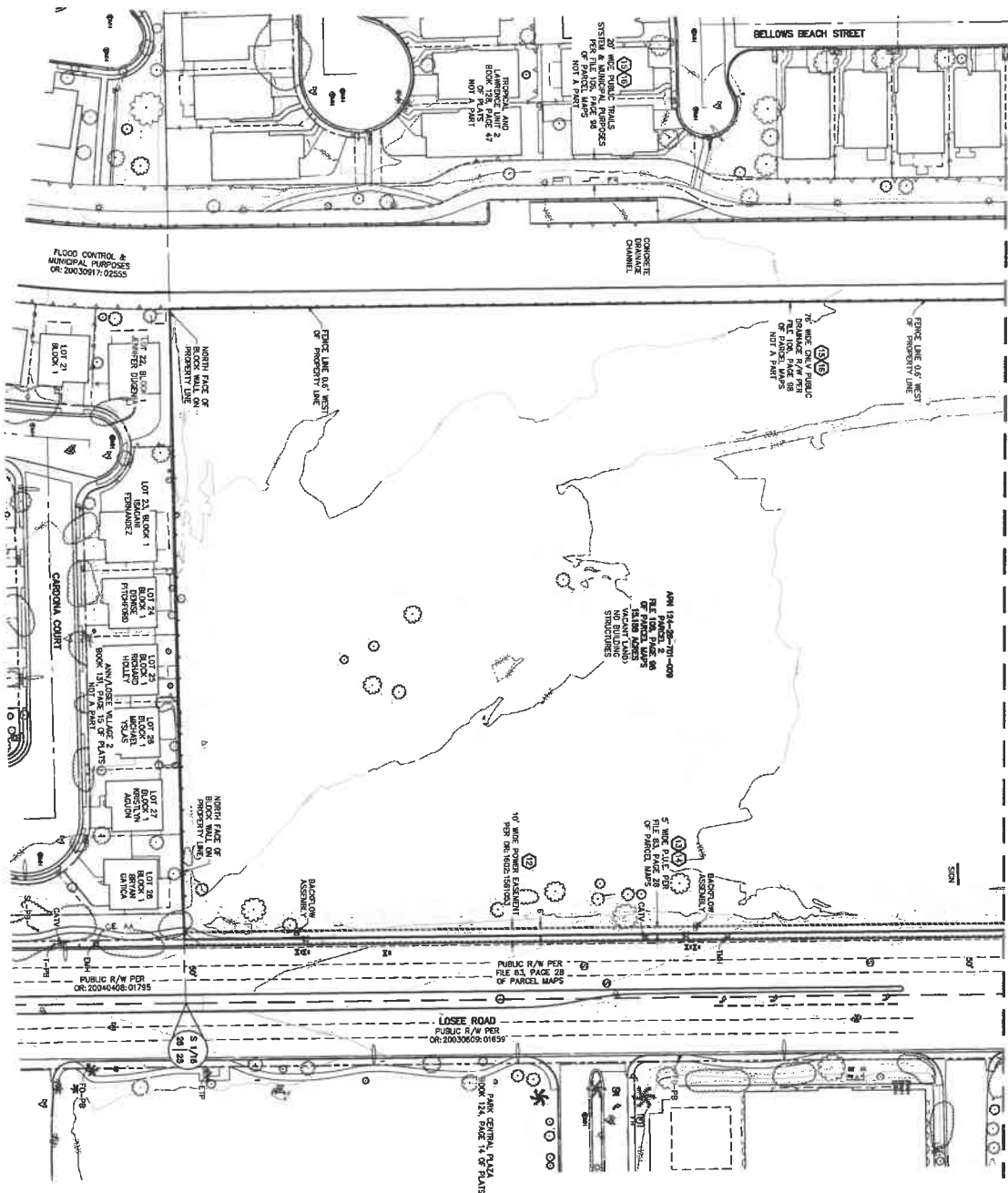
**TRI-CORE
SURVEYING, LLC**

**LAND SURVEYING • CONSTRUCTION STAKING
MAPPING & LAND DEVELOPMENT SERVICES
BOUNDARY & TOPOGRAPHIC SURVEYS**

6763 WEST CHARLESTON BLVD.
LAS VEGAS, NEVADA 89148
TEL (702) 821-1554 FAX (702) 870-4378

DATE :	1/21/2022
PM :	ML
DRAWN BY :	ML
DESIGNED BY :	
CHECKED BY :	RD
AGA CHECKED :	
JOB	171-0020

[illegible]



LEGEND

	SECTION LINE	
	ALLOTTED PART LINE	
	ASSIGNOR'S PARTY LINE	
	EASTING NORTH-OF-WAY LINE	
	STREET CENTERLINE	
	EXISTENT CURVE	
	MATERIAL LINE	
	EXPOSITION NUMBER SEE SHEET 1 FOR LISTING	
	EDGE OF PAVEMENT	
	FENCE LINE	
	ROCK WALL	
	CURB & GUTTER	
	ELECTRICAL TRANSFORMER AND ELECTRICAL WALT	
	ELECTRICAL, FILLBOX	
	ELECTRICAL, METER	
	ELECTRICAL, MANHOLE	
	PUMP POLE	
	TELEPHONE WALKT	
	TELEPHONE POLE	
	WATER MANHOLE	
	FIBER OPTIC FILLBOX	
	CABLE TV FILLBOX	
	TAPPING SIGNAL FILLBOX	
	POSSIBLE CROSSING SERVICE	
	AREA LIGHT	
	STREET LIGHT	
	WATER TIGHT FILLBOX	
	WATER WALK	
	PAVE THROUGHT	
	WATER MOUSE	
	WHITE MARKS	
	WHITE MARKS	
	SPREAD MARKS	
	SPREAD MARKS	
	DOS LINE MARKING PAINT	
	PAVEMENT MARKING	
	PORT-OF-CITY	
	OPTICAL RECORDS, CLARK COUNTY	
	CITY OF UTAH LOS VEGAS	
	LINE NUMBER	
	CHUCK NUMBER	
	PUBLIC UTILITY EXISTENT	
	INTERLOCKED CONCRETE BOX	

BENCHMAR
CITY OF MICHIGAN, IN DEEDS BENCHMARK ALTM 2684
PROJECT AND 2ND ALTIMARK SITE, STAMPED W/ALTM 2684, HAS BEEN
RECEIVED BY THE CITY OF MICHIGAN, 100 WEST 1ST
STREET, LANSING, MI 48201-1000. APPROX. 100 FEET WEST
AND 100 FEET NORTH OF THE INTERSECTION OF MICHIGAN HWY AND LOOSE HOLLOW
ELEVATION=654.55 Meters (MAY08)
ELEVATION=657.17 Meters (JAN09)

Neighborhood Meeting Summary
Harmony Homes – Tropical/Losee
February 15, 2022

A neighborhood meeting was held for the proposed zone change and land use plan amendment on February 15, 2022 at Alexander Library. Joe Dagher of Kaempfer Crowell attended the meeting on behalf of the developer.

Only one (1) neighbor attended. Joe Dagher presented the project and asked the neighbor for comments or questions. The neighbor had no questions or comments regarding the proposed project.

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 EFFECT WHEN MAP REDUCED FROM 1:100,000 ORIGINAL.

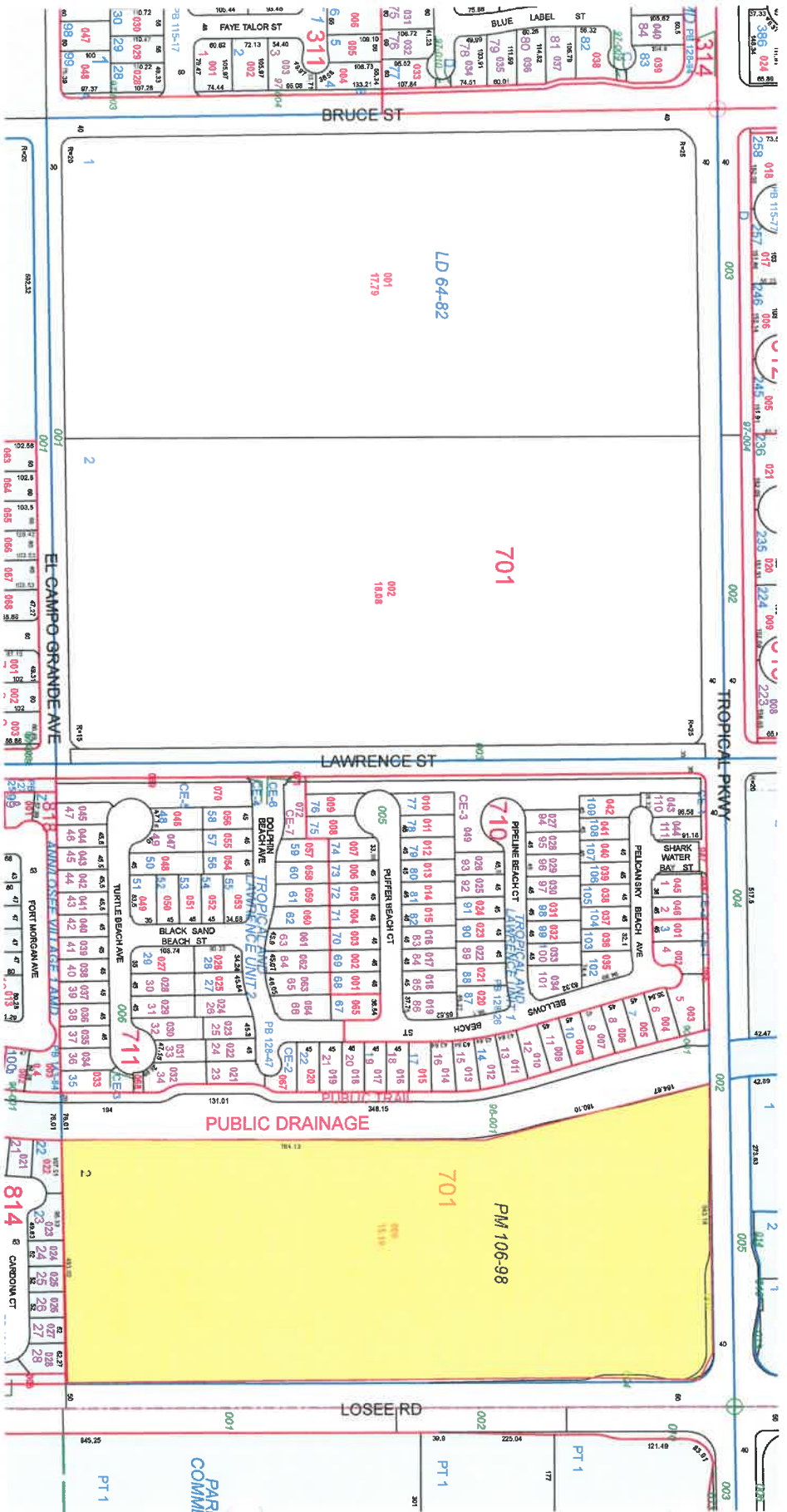
MAP LEGEND

- PARCEL BOUNDARY
- SUB BOUNDARY
- PAVED BOUNDARY
- ROAD EASEMENT
- RIGHT-OF-WAY PCL
- ROAD SURFACE PCL
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- SECTION LINE
- CONDOMINIUM UNIT
- AIR SPACE PCL
- RIGHT-OF-WAY PCL
- SUB-SURFACE PCL
- 001 ROAD PARCEL NUMBER
- 002 PARCEL NUMBER
- 1.00 ACREAGE
- 202 PARCEL SUBSID NUMBER
- 203 PARCEL SUBSID NUMBER
- 5 BLOCK NUMBER
- 5 LOT NUMBER
- 5.00 GOV LOT NUMBER

T19S R61E		26		N 2 SE 4		124-26-7	
100	101	102	103	104	105	106	107
125	124	123	122	121	120	119	118
138	139	140	141	142	143	144	145

26		N 2 SE 4		124-26-7	
1	2	3	4	5	6
7	8	9	10	11	12
13	14	15	16	17	18
19	20	21	22	23	24
25	26	27	28	29	30

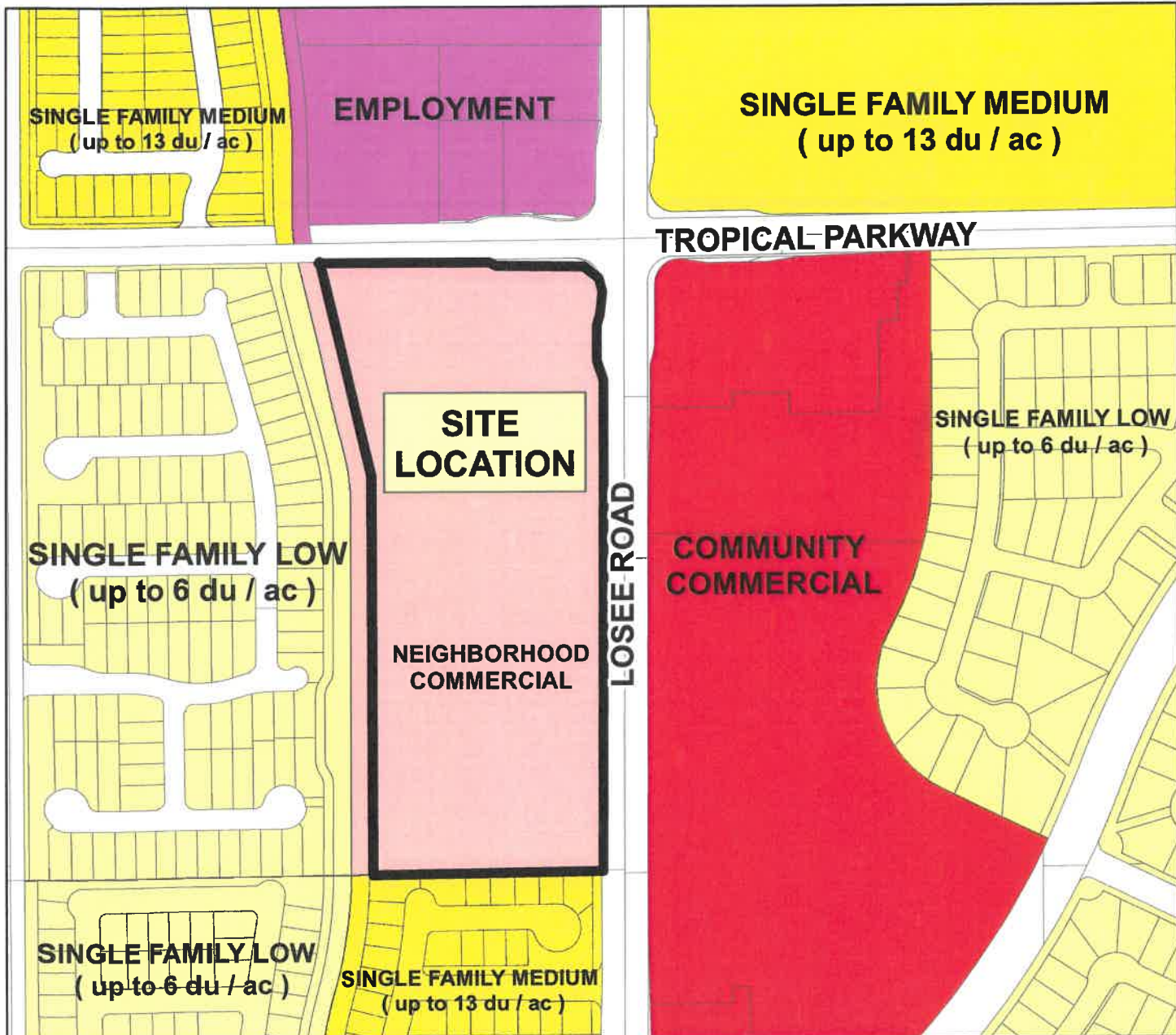
26		N 2 SE 4		124-26-7	
1	2	3	4	5	6
7	8	9	10	11	12
13	14	15	16	17	18
19	20	21	22	23	24
25	26	27	28	29	30





THE CITY OF NORTH LAS VEGAS

Comprehensive Plan Map



0 150 300 600 900 1,200 1,500 1,800 Feet

Applicant: Harmony Homes
Application Type: Comprehensive Plan Amendment
Request: Change from Neighborhood Commercial to Single-Family Medium
Project Info: Southwest corner of Losee Road and Tropical Parkway
Case Number: AMP-02-2022

3/10/2022

