

CITY OF NORTH LAS VEGAS
INTEROFFICE MEMORANDUM

To: Sharianne Dotson, Planner, Land Development & Community Services
From: Duane McNelly, Land Development Coordinator, Department of Public Works
Subject: T-MAP-04-2022 **Tropical Losee**
Date: March 15, 2022

The Department of Public Works recommends that this application comply with the conditions of approval for ZN 06-2022.

For 

Duane McNelly, Land Development Coordinator
Department of Public Works

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 12:42:58-0800

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 townhome 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,

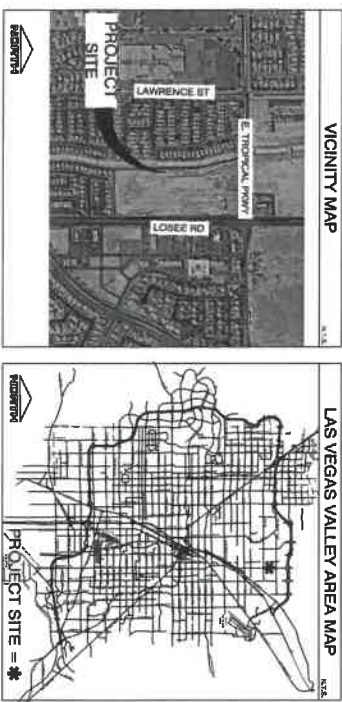
Jacob Sakaguchi, EI
Engineer I

Cc:

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

REVISED
3/17/2022

TENTATIVE MAP FOR TROPICAL LOSEE TOWN HOMES A 196-UNIT TOWN HOMES RESIDENTIAL SUBDIVISION LOCATED IN NORTH LAS VEGAS, NEVADA APN: 124-26-701-009 15.18 ACRES



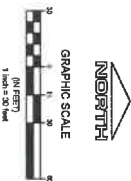
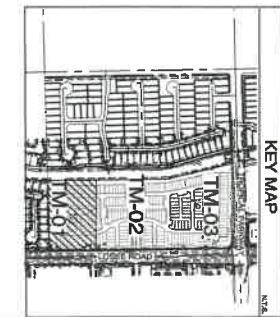
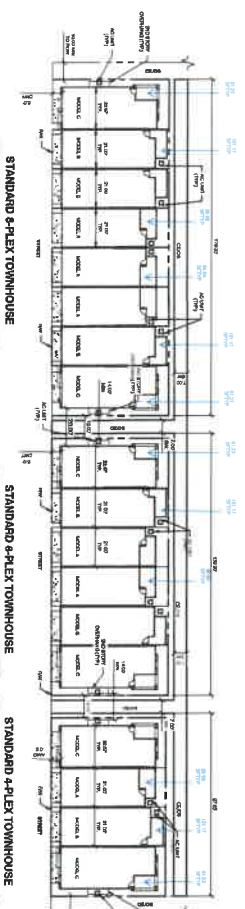
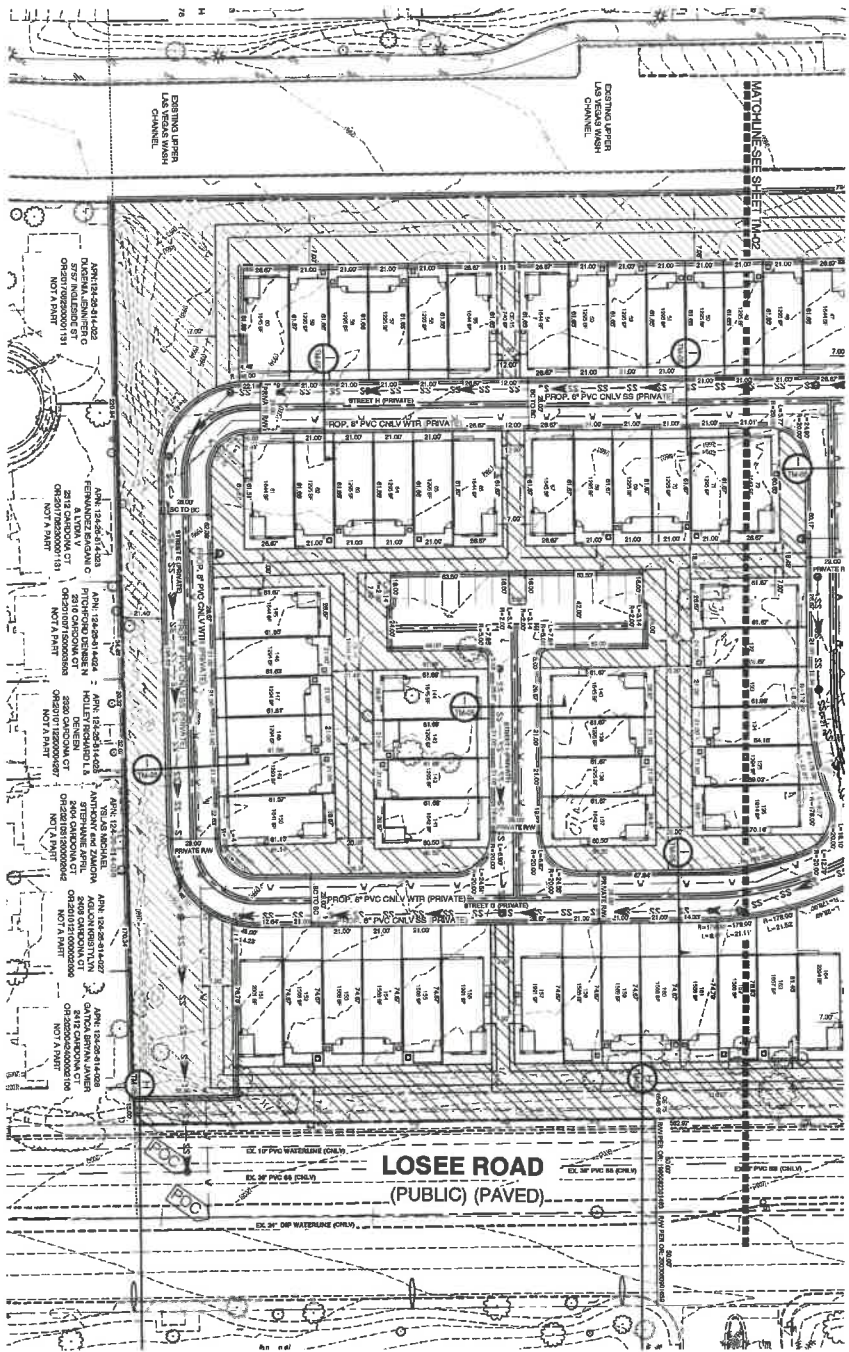
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4. EXISTING ROAD	4. EXISTING ROAD
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PROJECT: 21.12.017	SCALE: PER SHEET	APPROVAL
DATE: 01/2022	DESIGNED BY: JKS	DATE
SUBMITTAL STAGE:	DRAWN BY: JKS	INITIALS
ENTITLEMENTS:	CHECKED BY: JKS	
STRIVE ENGINEERING		
1 OF 5		

REVISED

3/17/2022



OPEN SPACE		
REQUIRED OPEN SPACE (TABLE 17.24.003-2)	74,000.00	
OPEN SPACE PROVIDED	107,450.00	
TOTAL OPEN SPACE PROVIDED	107,450.00	

Call
1-800-665-2444

Call
1-702-432-5500

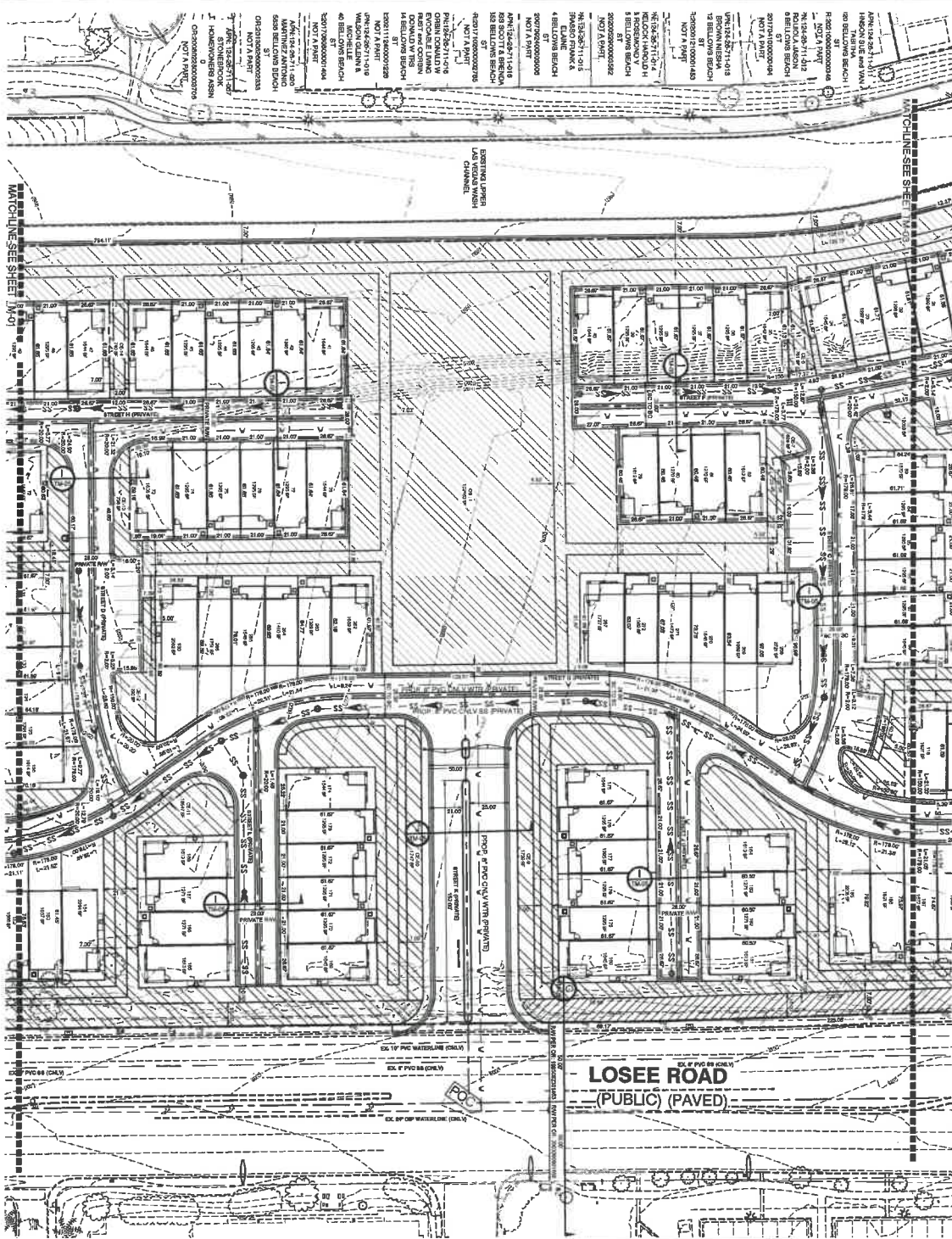
Call
1-702-277-2923

John Haring
11559-9-0907

TM-02 2 OF 5		TITLE TROPICAL LOSEE TOWNHOMES	PREPARED FOR HARMONY HOMES	STRIVE ENGINEERING	REVISIONS	APPROVAL	
		SHEET	PROJECT: 21.12.0127				SCALE: PER SHEET
			DATE: 5/1/2022				DESIGNED BY: JKS
			SUBMITTAL STAGE:				DRAWN BY: JKS
		ENTITLEMENTS	CHECKED BY: JPM	NO. DATE REVISIONS DATE INITIALS			

REVISED

3/17/2022



Call
1-702-432-1300
1-702-277-2829
1-800-642-2444



TM-03
3 OF 5
1703



TITLE
TROPICAL LOSEE TOWNHOMES
SHEET
TENTATIVE MAP 03

PREPARED FOR
HARMONY HOMES
PROJECT: 21.12.0127
DATE: 01/2022
SUBMITTAL STAGE:
ENTITLEMENTS
CHECKED BY: JPM

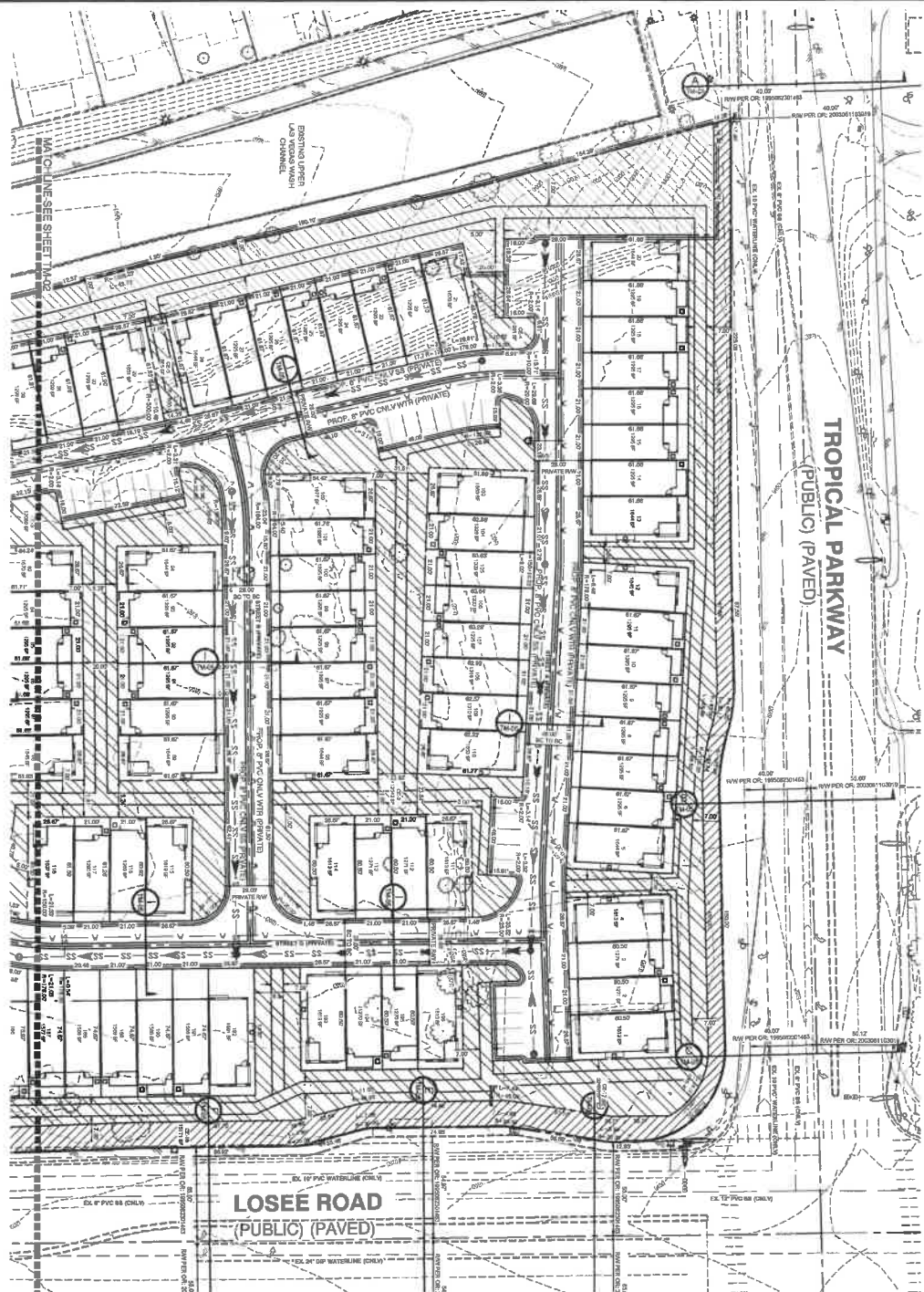
SCALE: PER SHEET
DESIGNED BY: JNS
DRAWN BY: JNS
CHECKED BY: JPM

REVISIONS		APPROVAL	
NO.	DATE	REVISIONS	DATE INITIALS

STRIVE
ENGINEERING

REVISIONS NEXT ARE 475 BY 2024

REVISED
3/17/2022



Call
1-800-442-3300
for more information

Call
1-800-227-2893
for more information

Call
1-800-642-2444
for more information

NORTH

GRAPHIC SCALE
0' 10' 20' 30' 40' 50' 60' 70' 80' 90' 100'

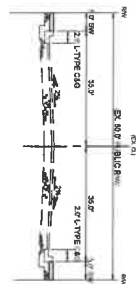
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M-03
M-04
LOSEE ROAD

NO.	DATE	REVISIONS

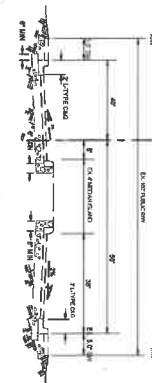


TROPICAL LOSEE TOWNHOMES TENTATIVE MAP 04		STRIVE ENGINEERING		REVISIONS		APPROVAL	
PREPARED FOR HARMONY HOMES		PROJECT: 21.12.0127 DATE: 3/1/2022 SUBMITTAL STAGE: ENTITLEMENTS		SCALE: PER SHEET DESIGNED BY: JNB DRAWN BY: JNB CHECKED BY: JPM		NO. DATE REVISIONS	
SHEET TM-04 4 OF 5 1/20		PROJECT NO. 21.12.0127 DATE: 3/1/2022		DATE INITIALS		DATE INITIALS	

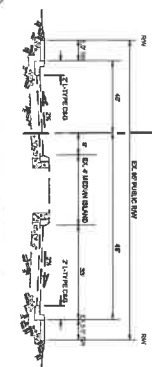
REVISED
3/17/2022



A
80-FT WIDE RIGHT-OF-WAY
TYPICAL PRIMARY ARTERIAL
URBAN AREA STREET SECTIONS (PUBLIC/PAVED)



B
100-FT WIDE RIGHT-OF-WAY
TYPICAL PRIMARY ARTERIAL
URBAN AREA STREET SECTIONS (PUBLIC/PAVED)



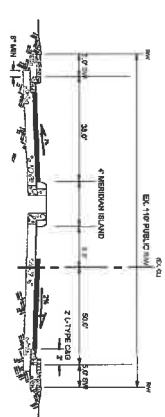
C
95-FT WIDE RIGHT-OF-WAY
TYPICAL PRIMARY ARTERIAL
URBAN AREA STREET SECTIONS (PUBLIC/PAVED)



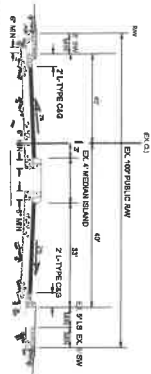
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120-FT WIDE RIGHT-OF-WAY
TYPICAL PRIMARY ARTERIAL
URBAN AREA STREET SECTIONS (PUBLIC/PAVED)



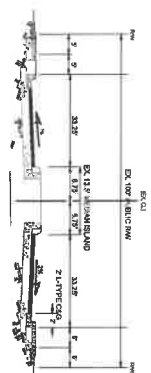
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115-FT WIDE RIGHT-OF-WAY
TYPICAL PRIMARY ARTERIAL
URBAN AREA STREET SECTIONS (PUBLIC/PAVED)



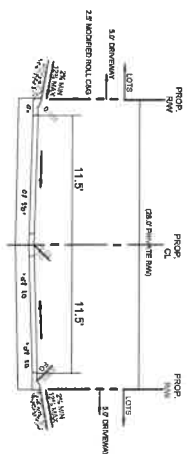
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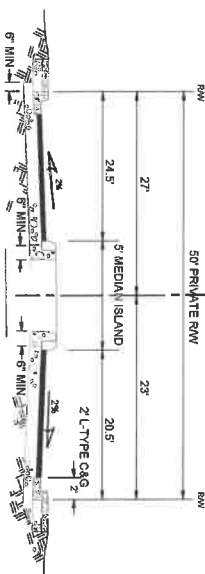
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100-FT WIDE RIGHT-OF-WAY
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URBAN AREA STREET SECTIONS (PUBLIC/PAVED)



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100-FT WIDE RIGHT-OF-WAY
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URBAN AREA STREET SECTIONS (PUBLIC/PAVED)



I
28-FT WIDE RIGHT-OF-WAY
TYPICAL PRIVATE STREET SECTIONS (PAVED)



J
50-FT WIDE GATED ENTRY
TYPICAL PRIVATE STREET SECTIONS (PAVED)



PROJECT
TROPICAL LOSEE TOWNHOMES
SHEET
5 OF 5
DATE
1/20



TITLE
TROPICAL LOSEE TOWNHOMES
SHEET
CROSS SECTIONS

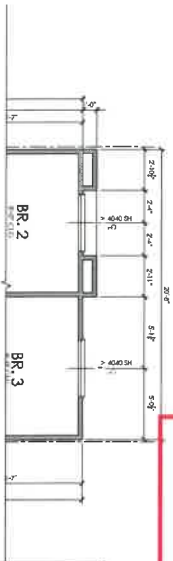
PREPARED FOR
HARMONY HOMES
PROJECT: 21.12.0157
DATE: 5/1/22
SUBMITTAL STAGE:
ENTITLEMENTS
DESIGNED BY: JNS
DRAWN BY: JNS
CHECKED BY: JPM

STRIVE
ENGINEERING

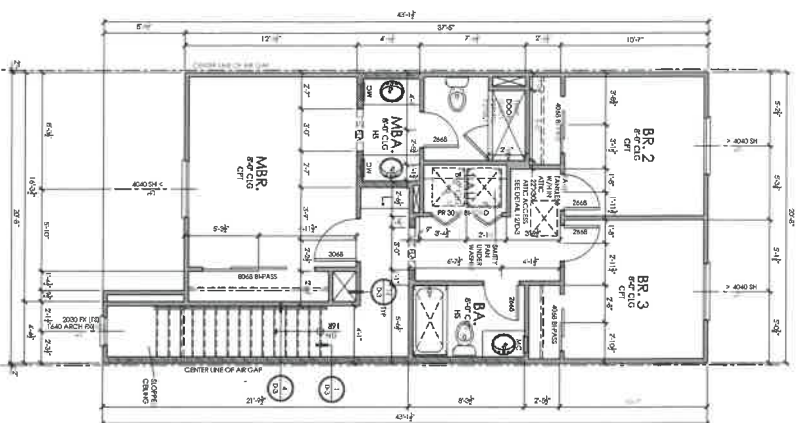
REGISTERED PROFESSIONAL ENGINEER
STATE OF FLORIDA
12000

REVISIONS		APPROVAL	
NO.	DATE	DATE	INITIALS

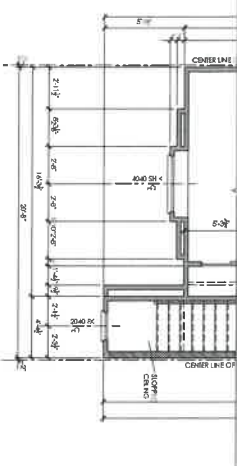
REVISED
3/17/2022



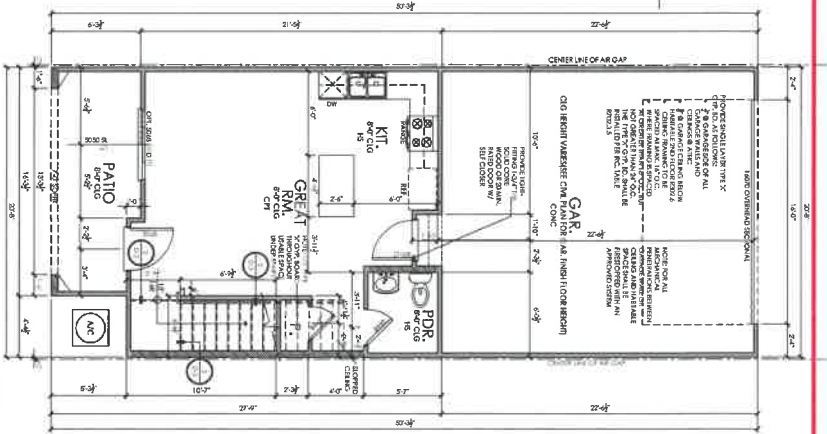
SECOND FLOOR PLAN	UNIT A-1	ALL
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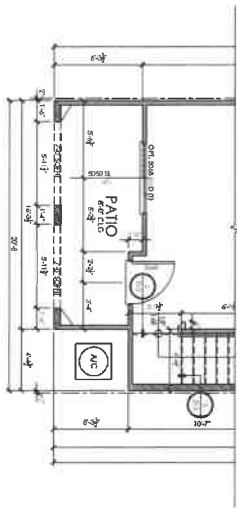
SECOND FLOOR PLAN	UNIT A	SC/T/S
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SECOND FLOOR PLAN	UNIT A	PR
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FIRST FLOOR PLAN UNIT A TS/PR



FIRST FLOOR PLAN		UNIT A	SC
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REFER TO BUILDING COMPOSITE PLANS FOR POSSIBLE VARIATIONS @ UNIT CONNECTION CONDITIONS



RFT DESIGN
ARCHITECTURE
PLANNING
LANDSCAPE
GRAPHICS
RFTDESIGN.COM

13700 ALTON PKWY
STE 157
IRVINE, CA 92618
TEL: 949.461.0605
F: 949.540.3491

PROJECT NAME/ADDRESS
AVERY PLACE
AT
CADENCE
HENDERSON, NV

CLIENT
HARMONY HOMES
6912 S PAULINE RD
SUITE 200
LAS VEGAS, NV 89148

REVISIONS	
XX,XX,XX	XXX
XX,XX,XX	XXX

These estimates are based on the fact that the data are from a random sample of the population of the United States.

UNIT PLAN A

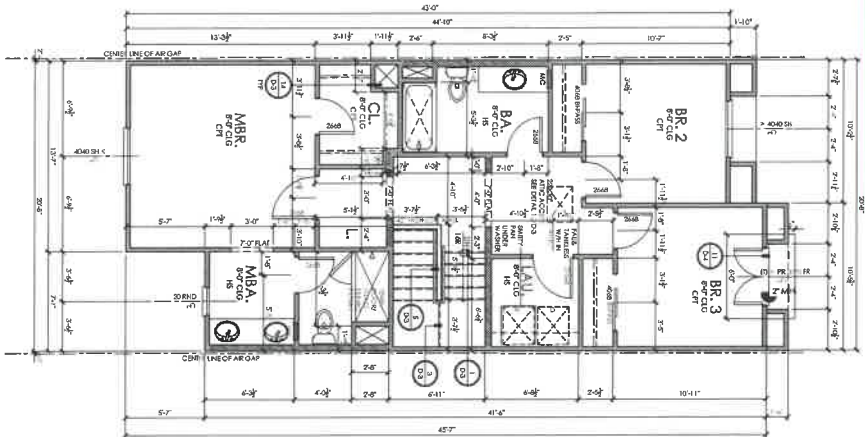
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ISSUE DATE:	05.07.20
SCALE:	1/4" = 1'-0"

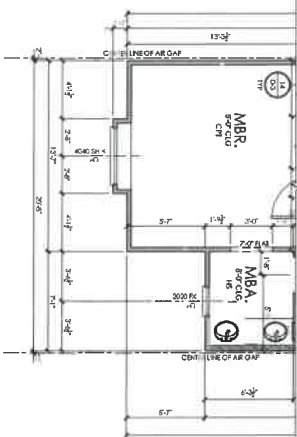
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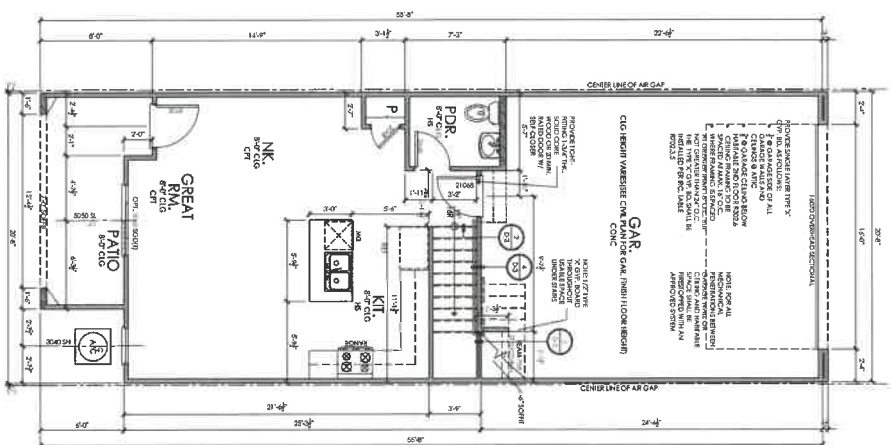
3/17/2022



SECOND FLOOR PLAN	UNIT B
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SECOND FLOOR PLAN UNIT B



FIRST FLOOR PLAN UNIT B

SEE SHEET A1-5.1 FOR
ADDITIONAL STAIR
INFORMATION

REVISIONS

CLIENT
HARMONY
HOMES
8912 SPANISH RIDGE
SUITE 200
LAS VEGAS, NV 89141

**AT
CADENCE
HUBBARDSON, NY**

STE 157
IRVINE, CA 92618
T.949.461.0605
F.866.549.3491

KPI DESIGN
ARCHITECTURE
PLANNING
LANDSCAPE
GRAPHICS
REDDESIGN.COM



DRAWING TITLE

UNIT PLAN B

DRAWING INFORMATION	
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ISSUE DATE	05.01.20
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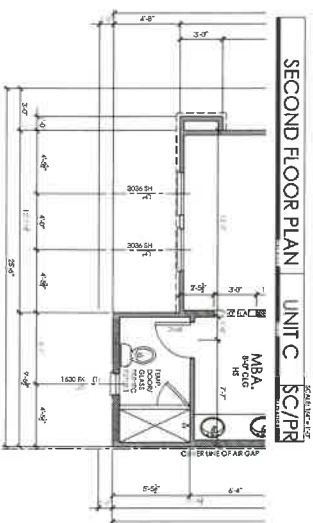
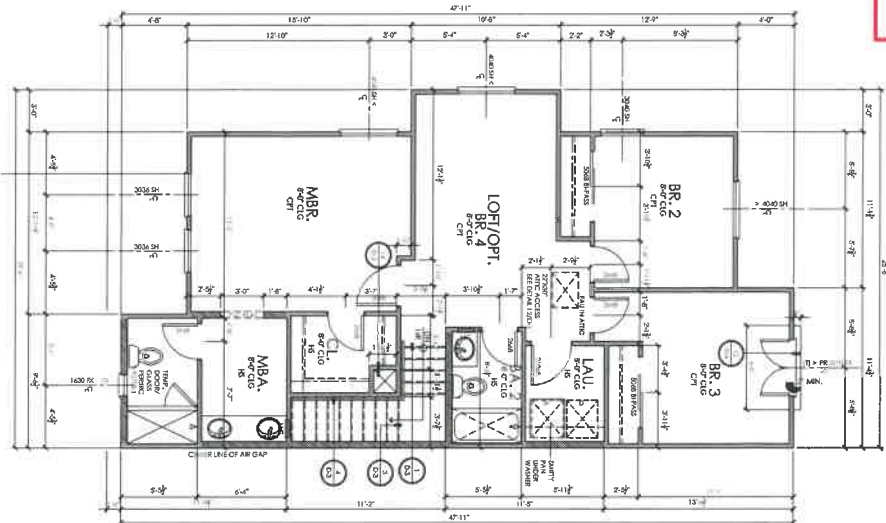
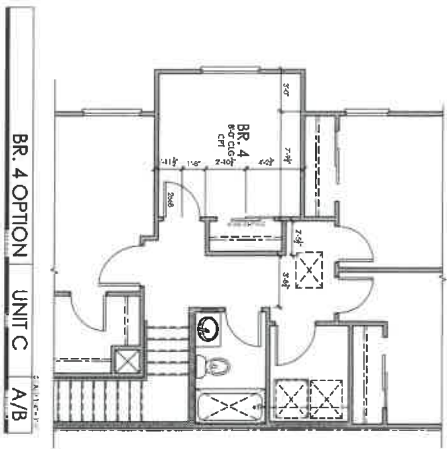
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A1-2.1

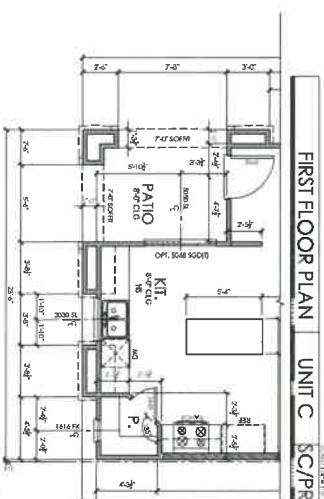
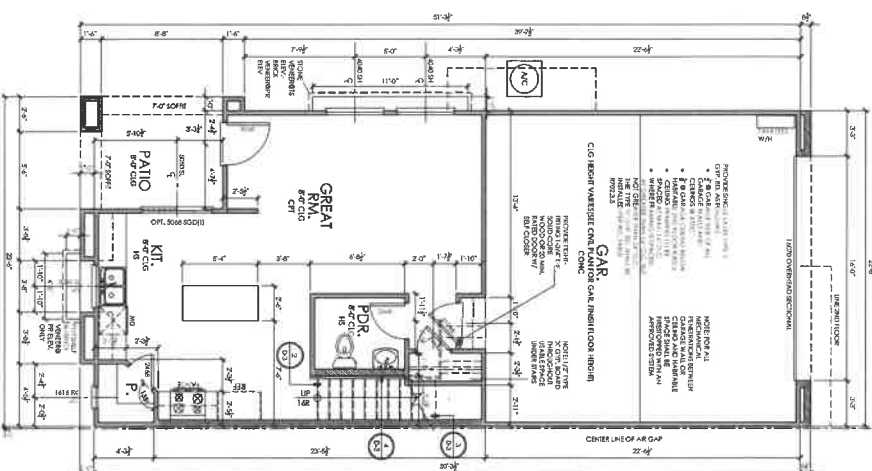
05.01.20

SUBMITTAL SET

REVISED
3/17/2022



SECOND FLOOR PLAN UNIT C TS
(PLAN @ TS ELEV. WITH STONE CHIMNEY)



FIRST FLOOR PLAN UNIT C TS
(PLAN @ TS ELEV. WITH STONE CHIMNEY)

DRAWING NUMBER
SUBMITTAL SET
05.01.20

A1-3.1



R+I

REG. DESIGN
ARCHITECTURE
LANDSCAPE
GRAPHICS
BROOKLYN, CO. NJ
13700 ALTON FERRY
STE. 107
TOWNSHIP, NJ 07068
F. 860.567.3401

PROJECT NAME/OWNER
AT
CABENCE
HARMONY
HOMES
8812 BARNHILL ROAD
SHELTON, CT 06484
LAWYER, NJ 07068

REVISIONS
3X3X3X 300X
SEE SHEET A1-3.1 FOR
ADDITIONAL STAR
INFORMATION

DRAWING TITLE
UNIT PLAN C

REFER TO BUILDING COMPOSITE PLANS FOR POSSIBLE
VARIATIONS @ UNIT CONNECTION CONDITIONS



Real Property Management
1180 Military Tribute Place
Henderson, NV 89074

School Development Tracking Form

<http://facilities.ccsd.net/departments/real-property-management/>

Date Filed 03/03/2022 Application Number T-MAP-04-2022 Entity NLV

Company Name Strive Engineering

Contact Name _____

Contact Mailing Address _____

City _____ State _____ Zip Code _____

Phone (702) 718-7188 Mobile _____ Fax _____ Email _____

Project Name Tropical Losee

Project Description 196 Single-Family Lots (Town homes)

APN's 124-26-701-009

Student Yield	Elementary School	Middle School	High School
Single-Family Units (1) 196	x 0.166 = 33	x 0.093 = 18	x 0.131 = 26
Multi-Family Units (2)	x 0.139 = 0	x 0.065 = 0	x 0.074 = 0
Resort Condo Units (3)			
Total	33	18	26

(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
Scott ES	5700 N. Bruce St	K-5	696	591	2/1/2022
Johnston MS	5855 Lawrence St.	6-8	1486	1246	2/1/2022
Legacy HS	150 W. Deer Springs Way	9-12	2367	2773	2/1/2022

* CCSD Comments Legacy HS is over capacity for the 2021-2022 school year. Legacy HS is at 117.15% of 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

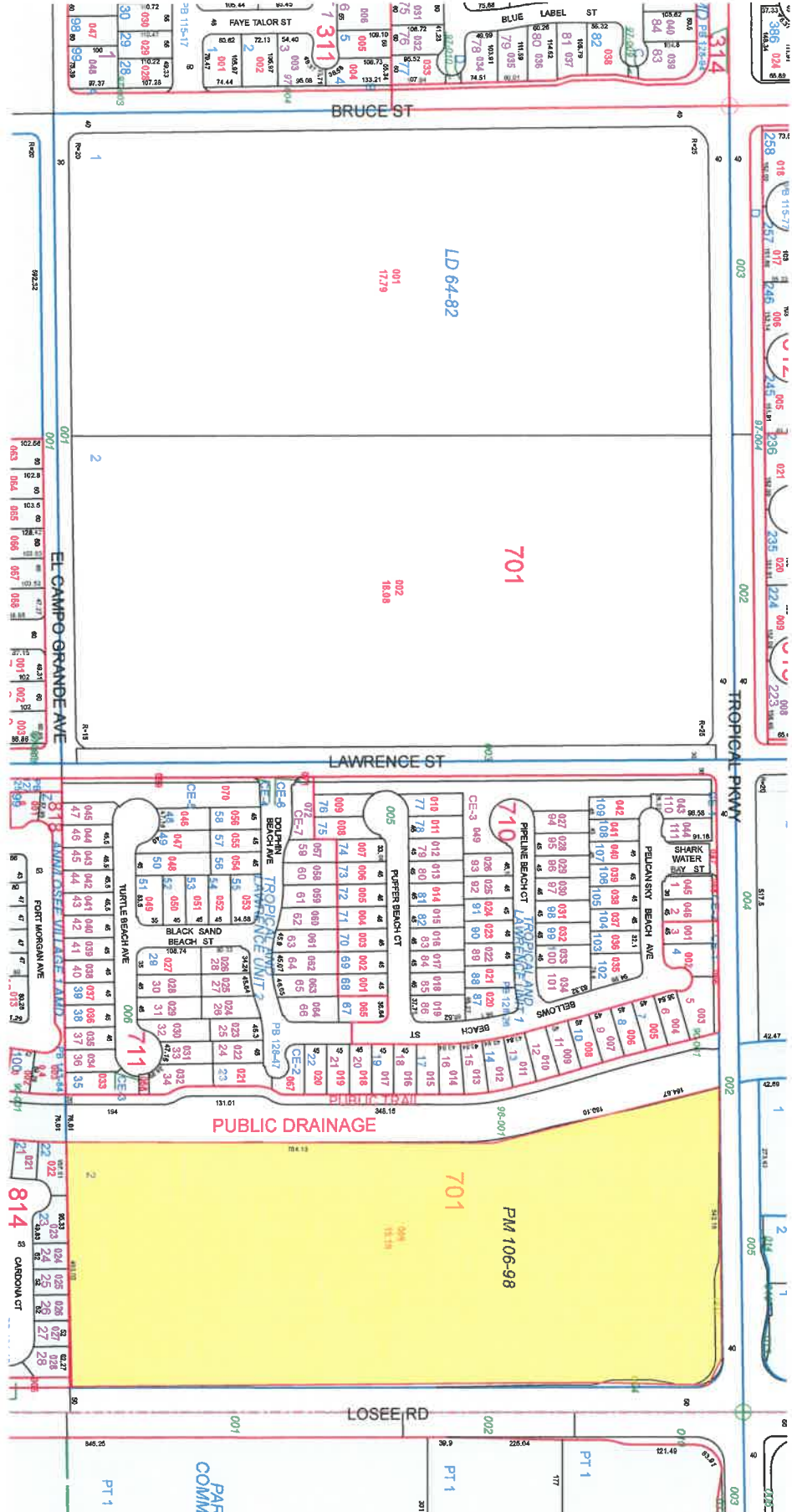
MAP LEGEND

- PARCEL BOUNDARY
- SUB BOUNDARY
- ROAD EASEMENT
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- SECTION LINE
- CONDOMINIUM UNIT
- AIR SPACE POL.
- RIGHT OF WAY POL.
- SUB-SURFACE POL.
- 202 PARCEL SUBSID NUMBER
- 5 BLOCK NUMBER
- GOV. LOT NUMBER

BOOK	119S R61E
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Scale: 1" = 200'	Rev: 1/8/2019
26	26

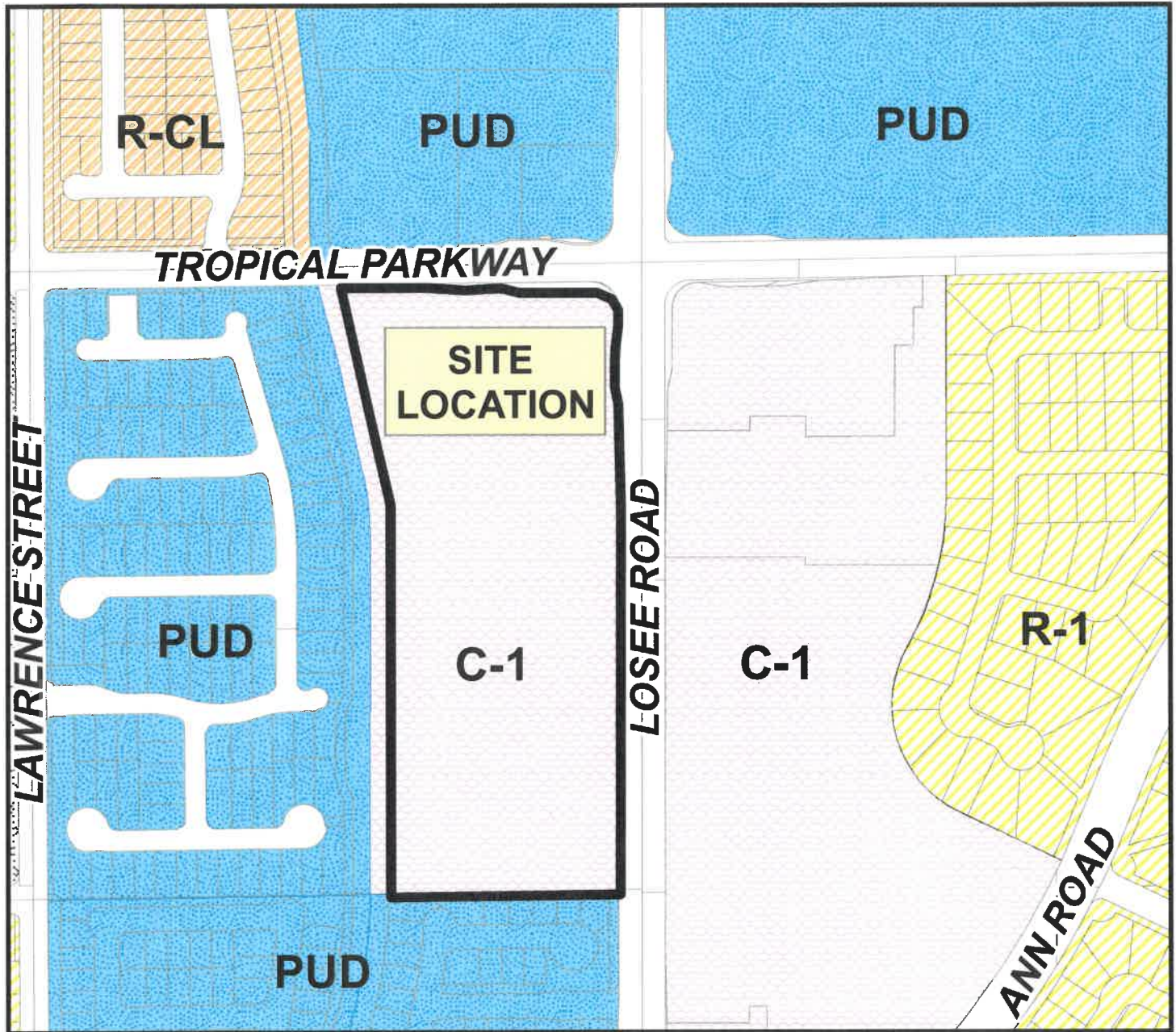
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100	100





THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: Harmony Homes
Application Type: Tentative Map
Request: To Allow a 196-Lot Multi-Family (Townhome) Subdivision
Project Info: Southwest corner of Losee Road and Tropical Parkway
Case Number: T-MAP-04-2022

3/23/2022

