

CITY OF NORTH LAS VEGAS

INTEROFFICE MEMORANDUM

To: Robert Eastman, Planning Manager, Land Development & Community Services Dept
From: Duane McNelly, Land Development Coordinator, Department of Public Works
Subject: SPR-02-2022 **Prosper 207**
Date: March 15, 2022

In addition to the requirement to comply with the *City of North Las Vegas Municipal Code – Titles 15 and 16, NRS 278* and accepted *Clark County Area Uniform Standard Drawings*, the Department of Public Works recommends the following conditions of approval:

1. All known geologic hazards shall be shown on the preliminary development plan, tentative map and the civil improvement plans. Geological hazards such as fault lines or fissures affecting residential structures may substantially alter the tentative map layout and require the submission of a revised tentative map which must be approved by the City prior to final approval of the civil improvement plans. The footprint of proposed structures shall be plotted on all lots impacted by faults and/or fissures and a minimum width of five (5) feet shall be provided from the edge of any proposed structure to the nearest fault and/or fissure.
2. Approval of a drainage study is required prior to submittal of the civil improvement plans. Conformance may require modifications to the site plan.
3. The size and number of access points and their locations are subject to review and approval by the City of North Las Vegas Traffic Engineer and must meet the standards set forth in *North Las Vegas Municipal Code* section 17.24.040; Conformance may require modifications to the site.
4. All driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Numbers 222.1
5. The public street geometrics and thickness of the pavement sections will be determined by the Department of Public Works.
6. Building numbering shall be in accordance with the North Las Vegas Street Naming and Address Assignment Standards.
7. Dedication and construction of the following streets and/or half streets is required per the *Master Plan of Streets and Highways* and/or *City of North Las Vegas Municipal Code* section 16.24.100:
 - a. E. Tropical Pkwy.

8. The property owner is required to grant roadway easements where public and private streets intersect.
9. All common elements shall be labeled and are to be maintained by the Home Owners Association.
10. The property owner is required to grant a roadway easement for commercial driveway(s).
11. The property owner is required to grant a public pedestrian access easement for sidewalk located within a common element, or on private property, when that sidewalk is providing public access adjacent to the right-of-way. (Granted per separate document using a Sidewalk Easement).
12. All Nevada Energy easements, appurtenances, lines and poles must be shown and shall be located entirely within the perimeter landscape area of this development. Distribution lines, existing or proposed, shall be placed underground if impacted by the proposed development of the parcel or if the pole impedes upon the proper ADA clearances for sidewalk. Under no circumstances will new down guy wires be permitted.

Utilities – For information only:

- This project shall comply with the General Provisions and Conditions of the *City of North Las Vegas Water Service Rules and Regulations* and the *Design and Construction Standards for Wastewater Collection Systems*.
- Submittal of a Hydraulic Analysis per the *Uniform Design and Construction Standards (UDACS) for Potable Water Systems* is required and will be subject to the review and approval of the Utilities Department.

For more information regarding the land development, process and other associated requirements in the City of North Las Vegas, please visit the City's website and find the **Land Development Guide**:

<http://www.cityofnorthlasvegas.com/Departments/PublicWorks/PublicWorks.shtm>.



Duane McNelly, Land Development Coordinator
Department of Public Works



Real Property Management
1180 Military Tribute Place
Henderson, NV 89074

School Development Tracking Form

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

Date Filed 03/04/2022 Application Number SPR-000002-2022 Entity NLV

Company Name Kaempfer Crowell

Contact Name _____

Contact Mailing Address _____

City _____ State _____ Zip Code _____

Phone (702) 792-7000 Mobile _____ Fax _____ Email _____

Project Name Prosper 207

Project Description 207 Multi-family Units

APN's 123-29-301-001

Student Yield	Elementary School	Middle School	High School
Single-Family Units (1)	x 0.166 = 0	x 0.093 = 0	x 0.131 = 0
Multi-Family Units (2) 207	x 0.139 = 29	x 0.065 = 13	x 0.074 = 15
Resort Condo Units (3)			
Total	29	13	15

(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 ES	5550 Milan Peak St	K-5	627	769	3/1/2022
Findlay MS	333 W. Tropical Pkwy	6-8	1551	1074	3/1/2022
Mojave HS	5302 Goldfield St	9-12	2414	2489	3/1/2022

* CCSD Comments Dickens ES and Mojave HS are over capacity for the 2021-2022 school year. Dickens ES is at 122.65% and Mojave HS is at 103.11% of program capacity.

☐ Approved

☐ Disapproved

**KAEMPFER
CROWELL**

ATTORNEYS AT LAW

LAS VEGAS OFFICE

BOB J. GRONAUER
bjg@kcwlaw.com
702.792.7000

March 1, 2022

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Reno, NV 89501
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Fax: 775.327.2011

CARSON CITY OFFICE
510 West Fourth Street
Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.0257

COMPREHENSIVE PLANNING DEPARTMENT
2250 Las Vegas Blvd. North
North Las Vegas, Nevada 89106

**Re: *Justification Letter – Site Plan Review*
 Tropical and Lamb
 *APN: 123-29-301-001***

To Whom It May Concern:

This firm represents Prosper 207, LLC (the "Applicant") in the above referenced matter. The proposed project is located on approximately 8.28 acres on the southeast corner of Lamb Boulevard and Tropical Parkway (the "Property"). The Property is more particularly described as Assessor's Parcel Number 123-29-301-001.

The Property was previously approved for R-3 zoning per applications AMP-11-2020 and ZN-16-2020. The Applicant is requesting the review and processing of a site plan review to allow for a 207 unit multi-family residential development dispersed between two (2) buildings. The buildings have a maximum height of 38-feet and comprised of painted cement, decorative stone, and modern, flat roofline and architectural enhancements along each side of the buildings.

Access to the project is from a gated entry along Tropical. The proposed clubhouse is located in the center of the Property with the residential buildings and surface parking along the perimeter. Total parking provided is 423 spaces where 423 spaces are required. Ample landscaping is provided along the perimeter and throughout the Property provide shade a visual relief. The Applicant is also providing more open space than what is required per Code.

Thank you in advance for your consideration. Please do not hesitate to let me know if you have any questions or concerns.

Sincerely,

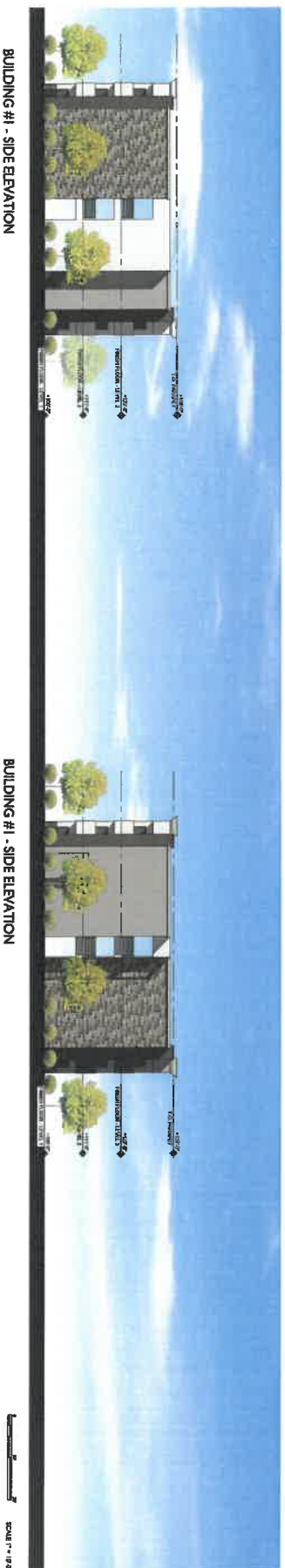
KAEMPFER CROWELL



Robert J. Gronauer

AO.01





Ext. Elevation Finish Materials Legend

[illegible]

TROPICAL APARTMENTS

APN # 123-29-301-001
Las Vegas, NV

rodon
studios
ARCHITECTURE | INTERIOR | PLANNING
605 W 97th Street #11, Suite 212
Coe College, NY 13126
607.735.8100
www.rodonstudios.com

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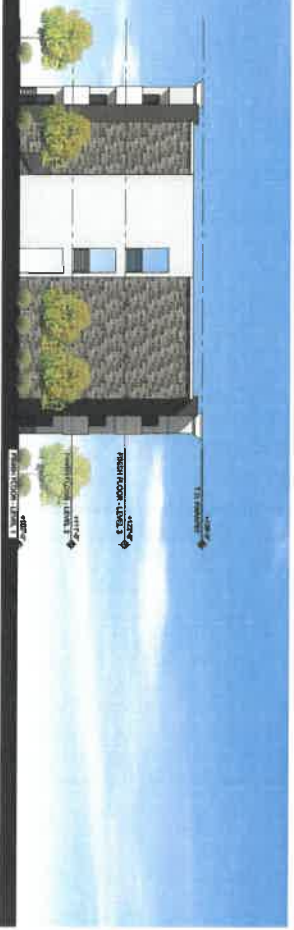
BUILDING #2 - FRONT ELEVATION



BUILDING #2 - REAR ELEVATION



BUILDING #2 - SIDE ELEVATION



BUILDING #2 - SIDE ELEVATION

Ext. Elevation Finish Materials Legend

	FR-1	GRAND SLATE (COLOR) TO MATCH EXISTING
	FR-2	GRAND SLATE (COLOR) TO MATCH EXISTING
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	FR-100	GRAND SLATE (COLOR) TO MATCH EXISTING

rood
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TROPICAL APARTMENTS
APN # 123-29-301-001
Las Vegas, NV
SHEET 1 OF 1
DATE: 10/15/2021
DRAWN BY: [Name]
CHECKED BY: [Name]
APPROVED BY: [Name]

NOT FOR CONSTRUCTION
SHEET NO.: [Number]
PROJECT NO.: [Number]
DATE: 10/15/2021
DRAWN BY: [Name]
CHECKED BY: [Name]
APPROVED BY: [Name]



BUILDING #3 - FRONT ELEVATION



BUILDING #3 - REAR ELEVATION



BUILDING #3 - SIDE ELEVATION

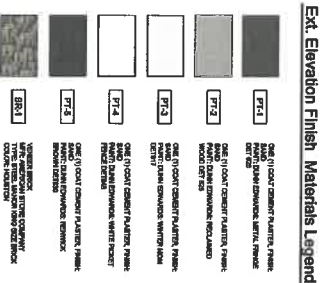
Ext. Elevation Finish Materials Legend

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	PT-2	ONE (1) COAT CASHEW PLASTER, PRIMER, PAINT, STAIN, EMULSION, METAL, FINISH, CO-77-02
	PT-3	ONE (1) COAT CASHEW PLASTER, PRIMER, PAINT, STAIN, EMULSION, METAL, FINISH, CO-77-03
	PT-4	ONE (1) COAT CASHEW PLASTER, PRIMER, PAINT, STAIN, EMULSION, METAL, FINISH, CO-77-04
	PT-5	ONE (1) COAT CASHEW PLASTER, PRIMER, PAINT, STAIN, EMULSION, METAL, FINISH, CO-77-05
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	PT-10	ONE (1) COAT CASHEW PLASTER, PRIMER, PAINT, STAIN, EMULSION, METAL, FINISH, CO-77-10

TROPICAL APARTMENTS
APN # 123-29-301-001
Las Vegas, NV

NO.	DATE	DESCRIPTION
1	2020-11-14	Initial Design
2	2020-11-14	Final Design
3	2020-11-14	Final Design
4	2020-11-14	Final Design
5	2020-11-14	Final Design
6	2020-11-14	Final Design
7	2020-11-14	Final Design
8	2020-11-14	Final Design
9	2020-11-14	Final Design
10	2020-11-14	Final Design

NOT FOR CONSTRUCTION



CLUBHOUSE - FRONT ELEVATION - NORTH



CLUBHOUSE - REAR ELEVATION - SOUTH



CLUBHOUSE - SIDE ELEVATION - WEST



CLUBHOUSE - SIDE ELEVATION - EAST



Ext. Elevation Finish Materials Legend

	PT-1	CLUBHOUSE - FRONT ELEVATION - NORTH
	PT-2	CLUBHOUSE - REAR ELEVATION - SOUTH
	PT-3	CLUBHOUSE - SIDE ELEVATION - WEST
	PT-4	CLUBHOUSE - SIDE ELEVATION - EAST
	PT-5	CLUBHOUSE - FRONT ELEVATION - NORTH
	PT-6	CLUBHOUSE - REAR ELEVATION - SOUTH
	PT-7	CLUBHOUSE - SIDE ELEVATION - WEST
	PT-8	CLUBHOUSE - SIDE ELEVATION - EAST

TROPICAL APARTMENTS

APN # 123-29-301-001
Las Vegas, NV

NO.	DESCRIPTION
1	CLUBHOUSE - FRONT ELEVATION - NORTH
2	CLUBHOUSE - REAR ELEVATION - SOUTH
3	CLUBHOUSE - SIDE ELEVATION - WEST
4	CLUBHOUSE - SIDE ELEVATION - EAST
5	CLUBHOUSE - FRONT ELEVATION - NORTH
6	CLUBHOUSE - REAR ELEVATION - SOUTH
7	CLUBHOUSE - SIDE ELEVATION - WEST
8	CLUBHOUSE - SIDE ELEVATION - EAST

NOT FOR CONSTRUCTION



2 Building #2 - Floor Plan - Levels 1-3
SCALE: 3/32" = 1'-0"



1 Building #3 - Floor Plan - Levels 1-3
SCALE: 1/8" = 1'-0"

TROPICAL APARTMENTS

APN # 123-29-301-001
Las Vegas, NV

NOT FOR CONSTRUCTION

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	02/01/14
2	REVISION	02/01/14
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100	REVISION	02/01/14

TROPICAL APARTMENTS

APN # 123-29-301-001
Las Vegas, NV

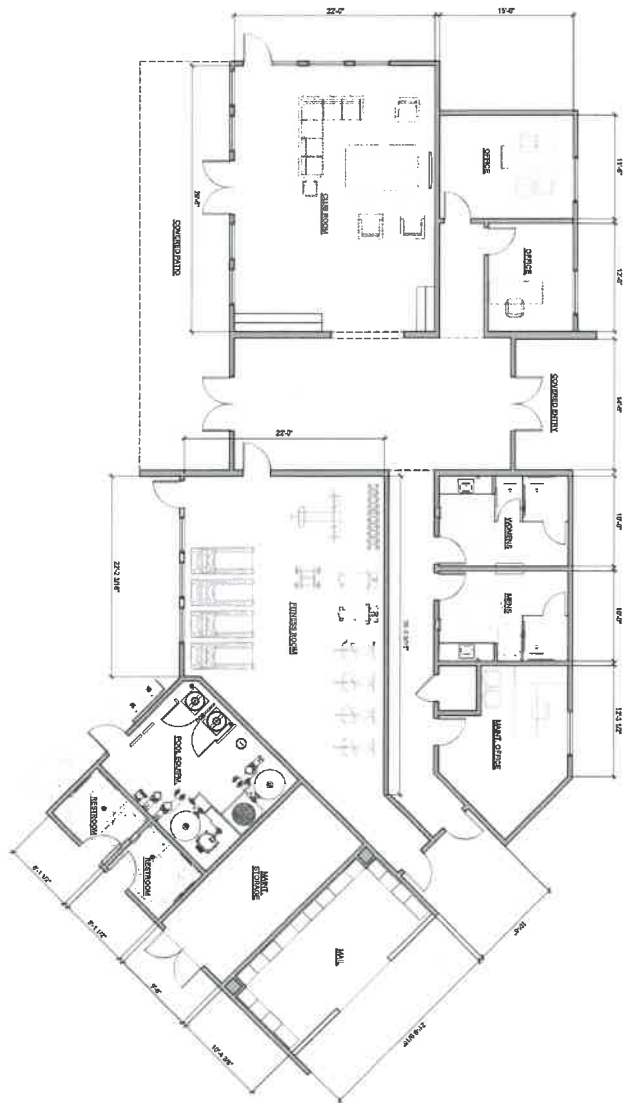
Date	Description
Dates:	February 16, 2023
Driver:	BACI
Estimate:	
	PA
Growing like Building # & Overall Floor Plans	
Grand Totl:	

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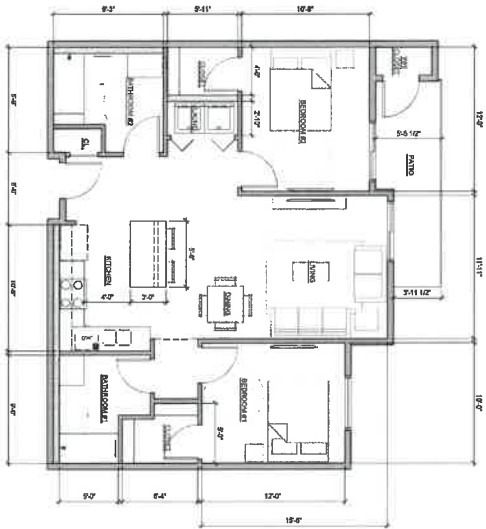
NOT FOR CONSTRUCTION

Building # 4 - Floor Plan - Levels 1-3
SCALE: 3/32" = 1'-0"

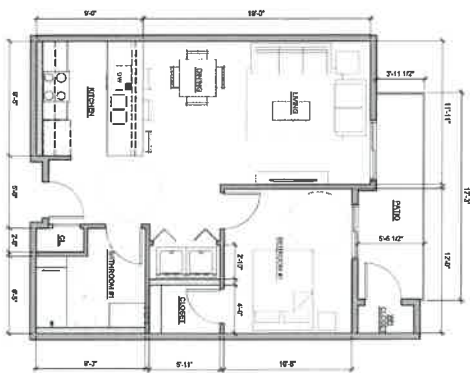
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2 SCALE: 1/4" = 1'-0"



SCALE: 1/4" = 1'-0"



APN # 123-29-301-001
Las Vegas, NV

[illegible]

NOT FOR CONSTRUCTION

NOTES

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 (FEET) WHEN MAP IS REDUCED FROM 11x17 ORIGINAL.

0 100 200 300 400 500

MAP LEGEND

	PARCEL BOUNDARY		CONDOMINIUM UNIT
	SUB BOUNDARY		AIR SPACE PCL
	PMLD BOUNDARY		RIGHT OF WAY PCL
	ROAD EASEMENT		SUB-SURFACE PCL
	MATCH / LEADER LINE		
	HISTORIC SUB BOUNDARY		
	SECTION LINE		

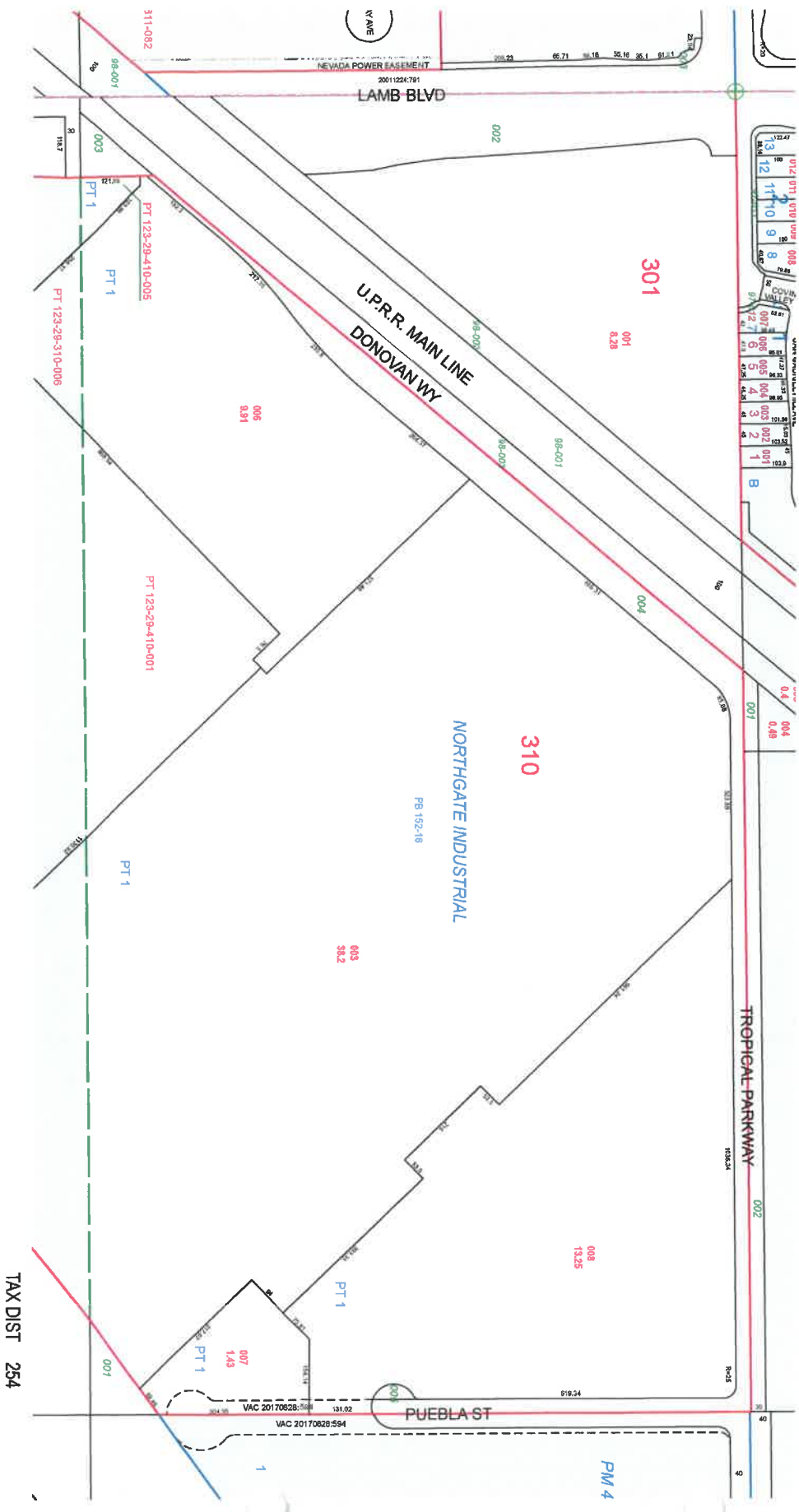
ASSESSOR'S PARCELS - CLARK COUNTY, NV.
 Briana Johnson - Assessor

BOOK	T19S R62E		SECTION	29		RANGE	N 2 SW 4		123-29-3
10101	102	103	1	2	3	4	5	6	7
124	123	122	8	9	10	11	12	13	14
139	140	141	15	16	17	18	19	20	21
			22	23	24	25	26	27	28
			29	30	31	32	33	34	35

Scale: 1" = 200'

Rev: 1/8/2019

CLARK COUNTY
NEVADA

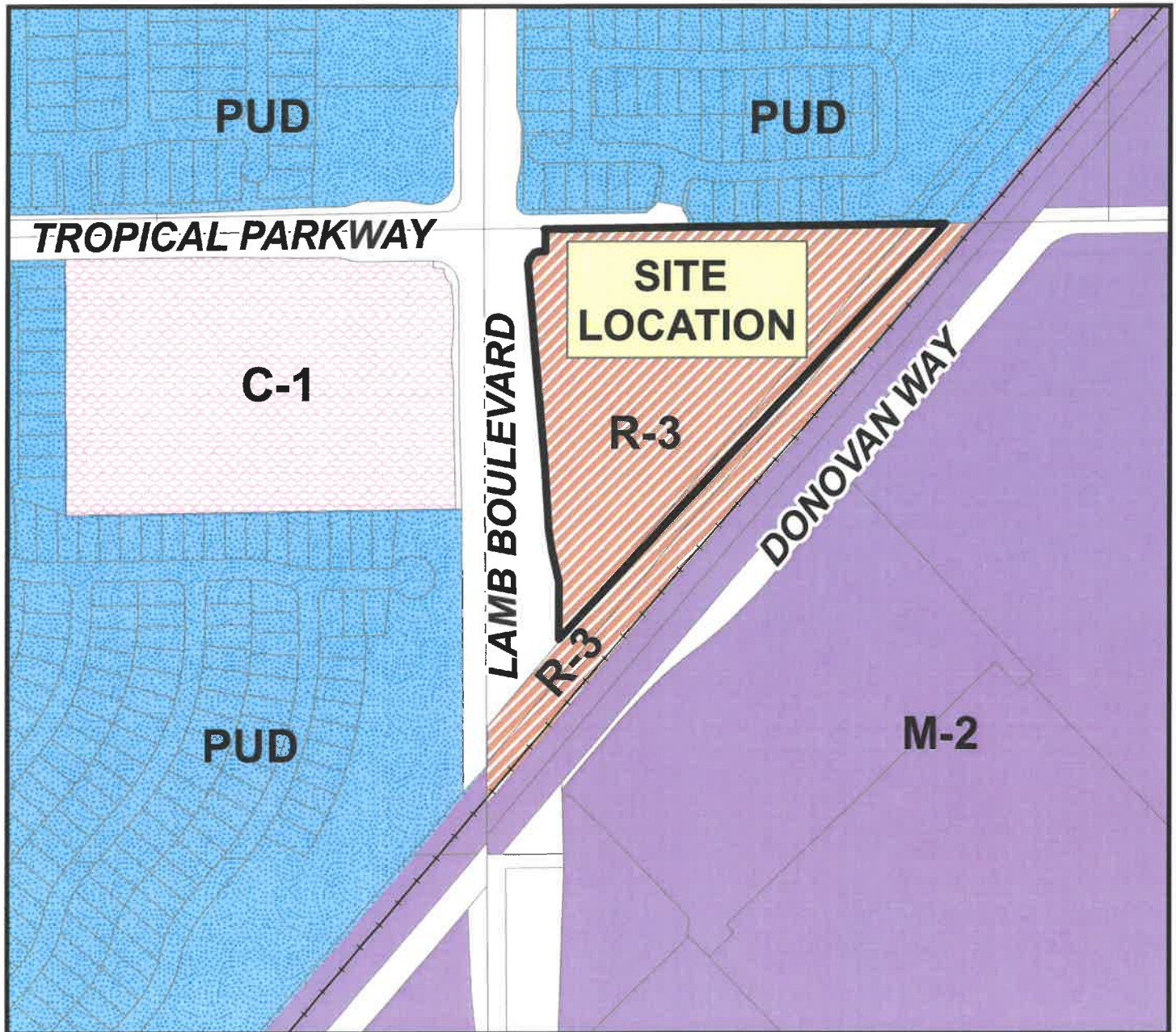


TAX DIST 254



THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: Prosper 207, LLC.
Application: Site Plan Review
Request: To Allow a 207-Unit, Multi-Family Development
Project Info: Located on the Southeast corner of Lamb Boulevard and
Tropical Parkway
Case Number: SPR-02-2022

3/09/2022

