

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: ZN-06-2022 **Tropical Losee**
Date: March 18, 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.
3. Approval of a traffic study is required prior to submittal of the civil improvement plans. Please contact Traffic Engineering at 633-2676 to request a scope. A queuing analysis may be required.
4. 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. Losee Road (sidewalk, streetlights)
 - b. Tropical Pkwy
5. The public street geometrics, width of over-pave and thickness of the pavement sections will be determined by the Department of Public Works.
6. The property owner is required to grant roadway easements where public and private streets intersect.
7. A revocable encroachment permit for landscaping within the public right of way is required
8. The property owner is required to grant a public pedestrian access easement for sidewalk located within a common element when that sidewalk is providing public access adjacent to the right-of-way. (Shown as a Pedestrian Access Easement granted on the map usually for residential subdivisions; condo projects provide as a separate document using a Sidewalk Easement).
9. All common elements shall be labeled and are to be maintained by the Home Owners Association.

10. A revocable encroachment permit for landscaping within the public right of way is required.
11. All off-site improvements must be completed prior to final inspection of the first building.
12. Proposed residential driveway slopes shall not exceed twelve percent (12%).
13. This development shall comply with the CNLV Private Street Policy for residential development; however, in lieu of a five foot wide sidewalk on both sides of the street, the applicant shall provide a seven foot wide sidewalk within a twenty foot wide (minimum) common element throughout the development and between the buildings. Modifications to the preliminary development plan are required to achieve compliance.
14. All dry utility facilities serving the units, except gas, shall be placed within a public utility easement outside of the internal street pavement / curb.
15. A five foot wide public utility easement shall be provided adjacent to all streets.
16. The applicant shall provide an exhibit that confirms adequate guest parking is provided as required by the CNLV Private Streets Policy.
17. A conforming tentative map incorporating the conditions of approval shall be submitted for review and approval to the Department of Public Works and Land Development & Community Services prior to submittal of the project's drainage study.
18. 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.

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=nnoblep@cityofnorthlasvegas.com,
O=Fire Prevention, OU=LDCS, CN=Patrick Noble
Reason: I am the author of this document
Date: 2022.03.10 12:42:58-08'00'

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

3/17/2022

APN: 124-26-701-009
15.188 ACRES


[illegible][illegible]

DEVELOPER

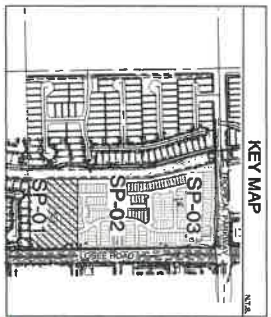
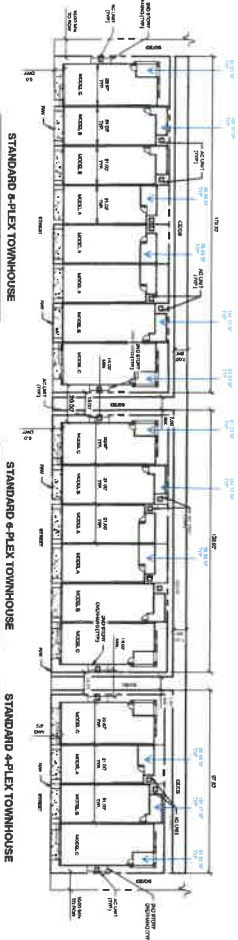
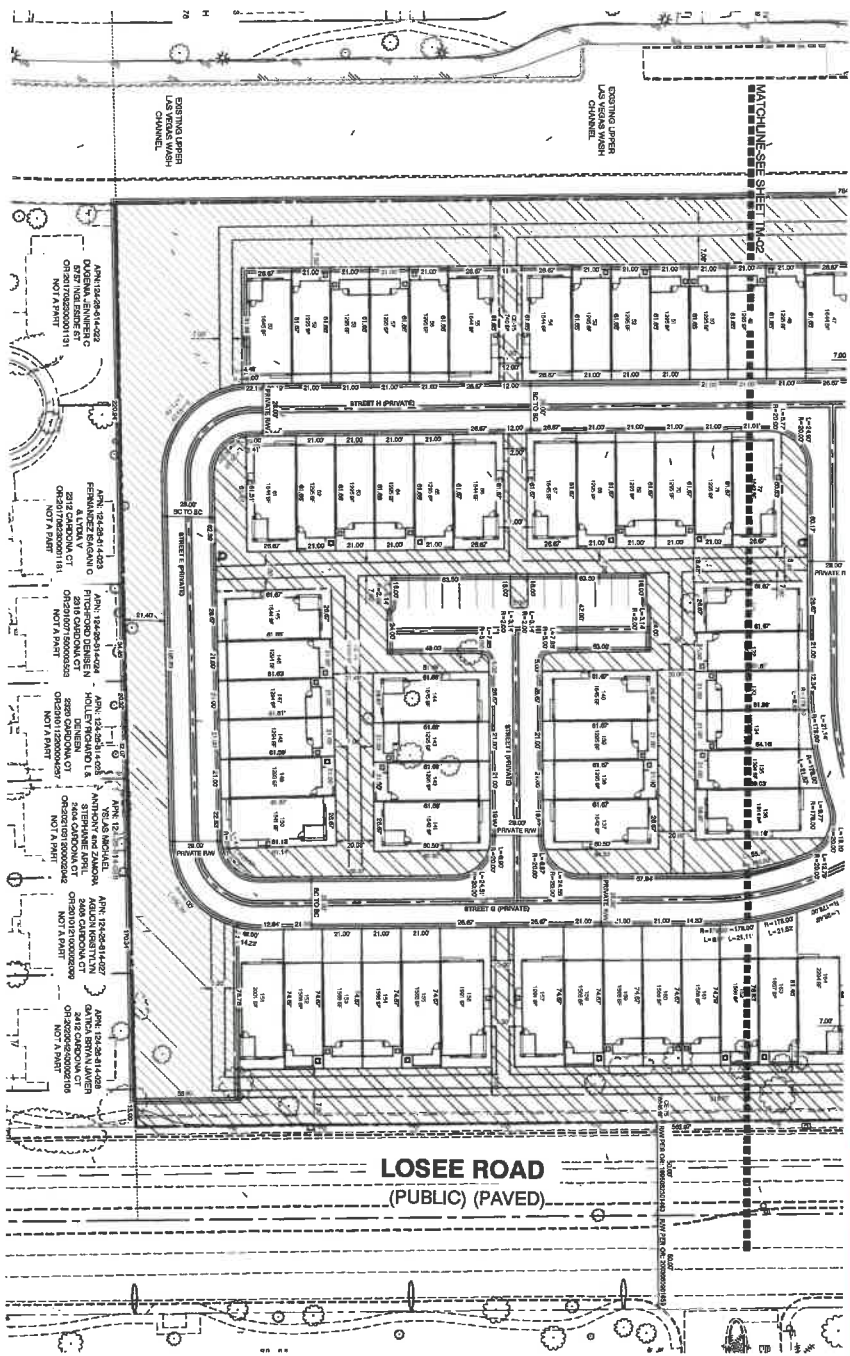
MANAGEMENT SOFTWARE, LTD.
 10000 WILSON AVENUE
 SUITE 100
 CHICAGO, ILL. 60658
 (312) 751-7513

ENGINEER

STRIKER ENGINEERING, LTD.
 10000 WILSON AVENUE
 SUITE 100
 CHICAGO, ILL. 60658
 (312) 751-7513

SHEET SP-01 1 OF 4 DATE: 01/20/2022		TITLE	TROPICAL LOSEE TOWNHOMES		PREPARED FOR HARMONY HOMES		REVISIONS		APPROVAL
		SHEET	SITE PLAN COVER SHEET	PROJECT: 21-12.0127	SCALE: PER SHEET		NO. DATE	REVISIONS	DATE INITIAL
				DATE: 01/20/2022	DESIGNED BY: JKS				
				SUBMITTAL STAGE:	DRAWN BY: JKS				
		ENTITLEMENTS	CHECKED BY: JPM	REGISTERED PROFESSIONAL ENGINEER STATE OF FLORIDA LICENSE NO. 12569					

REVISED
3/17/2022



OPEN SPACE	
REQUIRED OPEN SPACE (TABLE 17.24.03.2)	714,600.00
OPEN SPACE PROVIDED	CS-1 102,453.00
TOTAL OPEN SPACE PROVIDED	102,453.00

LEGEND

NO. 1: 1/2" = 1' - 0"

NO. 2: 1/4" = 1' - 0"

NO. 3: 1/8" = 1' - 0"

NO. 4: 1/16" = 1' - 0"

NO. 5: 1/32" = 1' - 0"

NO. 6: 1/64" = 1' - 0"

NO. 7: 1/128" = 1' - 0"

NO. 8: 1/256" = 1' - 0"

NO. 9: 1/512" = 1' - 0"

NO. 10: 1/1024" = 1' - 0"

NO. 11: 1/2048" = 1' - 0"

NO. 12: 1/4096" = 1' - 0"

NO. 13: 1/8192" = 1' - 0"

NO. 14: 1/16384" = 1' - 0"

NO. 15: 1/32768" = 1' - 0"

NO. 16: 1/65536" = 1' - 0"

NO. 17: 1/131072" = 1' - 0"

NO. 18: 1/262144" = 1' - 0"

NO. 19: 1/524288" = 1' - 0"

NO. 20: 1/1048576" = 1' - 0"

NO. 21: 1/2097152" = 1' - 0"

NO. 22: 1/4194304" = 1' - 0"

NO. 23: 1/8388608" = 1' - 0"

NO. 24: 1/16777216" = 1' - 0"

NO. 25: 1/33554432" = 1' - 0"

NO. 26: 1/67108864" = 1' - 0"

NO. 27: 1/134217728" = 1' - 0"

NO. 28: 1/268435456" = 1' - 0"

NO. 29: 1/536870912" = 1' - 0"

NO. 30: 1/1073741824" = 1' - 0"

NO. 31: 1/2147483648" = 1' - 0"

NO. 32: 1/4294967296" = 1' - 0"

NO. 33: 1/8589934592" = 1' - 0"

NO. 34: 1/17179869184" = 1' - 0"

NO. 35: 1/34359738368" = 1' - 0"

NO. 36: 1/68719476736" = 1' - 0"

NO. 37: 1/137438953472" = 1' - 0"

NO. 38: 1/274877906944" = 1' - 0"

NO. 39: 1/549755813888" = 1' - 0"

NO. 40: 1/1099511627776" = 1' - 0"

NO. 41: 1/2199023255552" = 1' - 0"

NO. 42: 1/4398046511104" = 1' - 0"

NO. 43: 1/8796093022208" = 1' - 0"

NO. 44: 1/17592186044416" = 1' - 0"

NO. 45: 1/35184372088832" = 1' - 0"

NO. 46: 1/70368744177664" = 1' - 0"

NO. 47: 1/140737488355328" = 1' - 0"

NO. 48: 1/281474976710656" = 1' - 0"

NO. 49: 1/562949953421312" = 1' - 0"

NO. 50: 1/1125899906842624" = 1' - 0"

NO. 51: 1/2251799813685248" = 1' - 0"

NO. 52: 1/4503599627370496" = 1' - 0"

NO. 53: 1/9007199254740992" = 1' - 0"

NO. 54: 1/18014398509481984" = 1' - 0"

NO. 55: 1/36028797018963968" = 1' - 0"

NO. 56: 1/72057594037927936" = 1' - 0"

NO. 57: 1/144115188075855872" = 1' - 0"

NO. 58: 1/288230376151711744" = 1' - 0"

NO. 59: 1/576460752303423488" = 1' - 0"

NO. 60: 1/1152921504606846976" = 1' - 0"

NO. 61: 1/2305843009213693952" = 1' - 0"

NO. 62: 1/4611686018427387904" = 1' - 0"

NO. 63: 1/9223372036854775808" = 1' - 0"

NO. 64: 1/18446744073709551616" = 1' - 0"

NO. 65: 1/36893488147419103232" = 1' - 0"

NO. 66: 1/73786976294838206464" = 1' - 0"

NO. 67: 1/147573952589676412928" = 1' - 0"

NO. 68: 1/295147905179352825856" = 1' - 0"

NO. 69: 1/590295810358705651712" = 1' - 0"

NO. 70: 1/1180591620717411303424" = 1' - 0"

NO. 71: 1/2361183241434822606848" = 1' - 0"

NO. 72: 1/4722366482869645213696" = 1' - 0"

NO. 73: 1/9444732965739290427392" = 1' - 0"

NO. 74: 1/18889465931478580854784" = 1' - 0"

NO. 75: 1/37778931862957161709568" = 1' - 0"

NO. 76: 1/75557863725914323419136" = 1' - 0"

NO. 77: 1/151115727451828646838272" = 1' - 0"

NO. 78: 1/302231454903657293676544" = 1' - 0"

NO. 79: 1/604462909807314587353088" = 1' - 0"

NO. 80: 1/1208925819614629174706176" = 1' - 0"

NO. 81: 1/2417851639229258349412352" = 1' - 0"

NO. 82: 1/4835703278458516698824704" = 1' - 0"

NO. 83: 1/9671406556917033397649408" = 1' - 0"

NO. 84: 1/19342813113834066795298816" = 1' - 0"

NO. 85: 1/38685626227668133590597632" = 1' - 0"

NO. 86: 1/77371252455336267181195264" = 1' - 0"

NO. 87: 1/154742504910672534362390528" = 1' - 0"

NO. 88: 1/309485009821345068724781056" = 1' - 0"

NO. 89: 1/618970019642690137449562112" = 1' - 0"

NO. 90: 1/1237940039285380274899124224" = 1' - 0"

NO. 91: 1/2475880078570760549798248448" = 1' - 0"

NO. 92: 1/4951760157141521099596496896" = 1' - 0"

NO. 93: 1/9903520314283042199192993792" = 1' - 0"

NO. 94: 1/19807040628566084398385987584" = 1' - 0"

NO. 95: 1/39614081257132168796771975168" = 1' - 0"

NO. 96: 1/79228162514264337593543950336" = 1' - 0"

NO. 97: 1/158456325028528675187087900672" = 1' - 0"

NO. 98: 1/316912650057057350374175801344" = 1' - 0"

NO. 99: 1/633825300114114700748351602688" = 1' - 0"

NO. 100: 1/1267650600228229401496703205376" = 1' - 0"

NO. 101: 1/2535301200456458802993406410752" = 1' - 0"

NO. 102: 1/5070602400912917605986812821504" = 1' - 0"

NO. 103: 1/10141204801825835211973625643008" = 1' - 0"

NO. 104: 1/20282409603651670423947251286016" = 1' - 0"

NO. 105: 1/40564819207303340847894502572032" = 1' - 0"

NO. 106: 1/81129638414606681695789005144064" = 1' - 0"

NO. 107: 1/162259276829213363891578010288128" = 1' - 0"

NO. 108: 1/324518553658426727783156020576256" = 1' - 0"

NO. 109: 1/649037107316853455566312041152512" = 1' - 0"

NO. 110: 1/1298074214633706911132624082305024" = 1' - 0"

NO. 111: 1/2596148429267413822265248164610048" = 1' - 0"

NO. 112: 1/5192296858534827644530496329220096" = 1' - 0"

NO. 113: 1/10384593717069655289060992658440192" = 1' - 0"

NO. 114: 1/20769187434139310578121985316880384" = 1' - 0"

NO. 115: 1/41538374868278621156243970633760768" = 1' - 0"

NO. 116: 1/83076749736557242312487941267521536" = 1' - 0"

NO. 117: 1/166153499473114484624975882535043072" = 1' - 0"

NO. 118: 1/332306998946228969249951765070086144" = 1' - 0"

NO. 119: 1/664613997892457938499903530140172288" = 1' - 0"

NO. 120: 1/1329227995784915876999807060280344576" = 1' - 0"

NO. 121: 1/2658455991569831753999614120560689152" = 1' - 0"

NO. 122: 1/5316911983139663507999228241121378304" = 1' - 0"

NO. 123: 1/10633823966279327015998456482242756608" = 1' - 0"

NO. 124: 1/21267647932558654031996912964485513216" = 1' - 0"

NO. 125: 1/42535295865117308063993825928971026432" = 1' - 0"

NO. 126: 1/85070591730234616127987651857942052864" = 1' - 0"

NO. 127: 1/170141183460469232255975303715884105216" = 1' - 0"

NO. 128: 1/340282366920938464511950607431768210432" = 1' - 0"

NO. 129: 1/680564733841876929023901214863536420864" = 1' - 0"

NO. 130: 1/1361129467683753858047802429727072841728" = 1' - 0"

NO. 131: 1/2722258935367507716095604859454145683456" = 1' - 0"

NO. 132: 1/5444517870735015432191209718908291366912" = 1' - 0"

NO. 133: 1/10889035741470030864382419437816582733824" = 1' - 0"

NO. 134: 1/21778071482940061728764838875633165467648" = 1' - 0"

NO. 135: 1/43556142965880123457529677751266330935296" = 1' - 0"

NO. 136: 1/87112285931760246915059355502532661870592" = 1' - 0"

NO. 137: 1/174224571863520493830118711005065323541184" = 1' - 0"

NO. 138: 1/348449143727040987660237422010130647082368" = 1' - 0"

NO. 139: 1/696898287454081975320474844020261292164736" = 1' - 0"

NO. 140: 1/1393796574908163950640949688040522584329472" = 1' - 0"

NO. 141: 1/2787593149816327901281899376081045168658944" = 1' - 0"

NO. 142: 1/5575186299632655802563798752162090337317888" = 1' - 0"

NO. 143: 1/11150372599265311605127597504324180674635776" = 1' - 0"

NO. 144: 1/22300745198530623210255195008648361349271552" = 1' - 0"

NO. 145: 1/4460149039706124642051039001729672298554304" = 1' - 0"

NO. 146: 1/8920298079412249284102078003459344597108608" = 1' - 0"

NO. 147: 1/17840596158824498568204156006918689194217216" = 1' - 0"

NO. 148: 1/35681192317648997136408312013837378388434432" = 1' - 0"

NO. 149: 1/71362384635297994272816624027674756776868864" = 1' - 0"

NO. 150: 1/142724769270595988545633248055349513553737728" = 1' - 0"

NO. 151: 1/285449538541191977091266496110699027107475456" = 1' - 0"

NO. 152: 1/570899077082383954182532992221398054214950912" = 1' - 0"

NO. 153: 1/1141798154164767908365065984442796108429901824" = 1' - 0"

NO. 154: 1/2283596308329535816730131968885592216859803648" = 1' - 0"

NO. 155: 1/4567192616659071633460263937771184433719607296" = 1' - 0"

NO. 156: 1/9134385233318143266920527875542368867439214592" = 1' - 0"

NO. 157: 1/18268770466636286533841055751084737734878429184" = 1' - 0"

NO. 158: 1/36537540933272573067682111502169475469756858368" = 1' - 0"

NO. 159: 1/73075081866545146135364223004338950939513716736" = 1' - 0"

NO. 160: 1/146150163733090292270728446008677901879027433472" = 1' - 0"

NO. 161: 1/292300327466180584541456892017355803758054866944" = 1' - 0"

NO. 162: 1/584600654932361169082913784034711607516109733888" = 1' - 0"

NO. 163: 1/1169201309864722338165827568069423215032219467776" = 1' - 0"

NO. 164: 1/2338402619729444676331655136138846430064438935552" = 1' - 0"

NO. 165: 1/4676805239458889352663310272277732760128877871104" = 1' - 0"

NO. 166: 1/9353610478917778705326620544555465520257755742208" = 1' - 0"

NO. 167: 1/18707220957835557410653241089111311040515511484416" = 1' - 0"

NO. 168: 1/3741444191567111482130648217822262208103110229888" = 1' - 0"

NO. 169: 1/7482888383134222964261296435644524416062204579776" = 1' - 0"

NO. 170: 1/14965776766268445928522592871289048832124408159552" = 1' - 0"

NO. 171: 1/29931553532536891857045185742578097664248816391104" = 1' - 0"

NO. 172: 1/59863107065073783714090371485156195328497632782208" = 1' - 0"

NO. 173: 1/119726214130147567428180742970312390656995265564416" = 1' - 0"

NO. 174: 1/239452428260295134856361485940624781313990531128832" = 1' - 0"

NO. 175: 1/478904856520590269712722971881249562627981062257664" = 1' - 0"

NO. 176: 1/957809713041180539425445943762499125255962124515328" = 1' - 0"

NO. 177: 1/191561942608236107885089188752499825051192425025664" = 1' - 0"

NO. 178: 1/383123885216472215770178377504999650102384850051328" = 1' - 0"

NO. 179: 1/766247770432944431540356755009999300204769700102656" = 1' - 0"

NO. 180: 1/1532495540865888863080713510019998600409539400205312" = 1' - 0"

NO. 181: 1/3064991081731777726161427020039997200819078800410624" = 1' - 0"

NO. 182: 1/6129982163463555452322854040079994401638157600821248" = 1' - 0"

NO. 183: 1/12259964326927110904645708080159988803276315201642496" = 1' - 0"

NO. 184: 1/24519928653854221809291416160319977606552630403284992" = 1' - 0"

NO. 185: 1/49039857307708443618582832320639955213105260806569984" = 1' - 0"

NO. 186: 1/98079714615416887237165664641279910426210521613139968" = 1' - 0"

NO. 187: 1/196159429228833774474331329282559220852421043226279936" = 1' - 0"

NO. 188: 1/392318858457667548948662658565118441704842086452559872" = 1' - 0"

NO. 189: 1/784637716915335097897325317130236883409684172905119744" = 1' - 0"

NO. 190: 1/1569275433830670195794650634260473766819368345810239488" = 1' - 0"

NO. 191: 1/3138550867661340391589301268520947533638736691620478976" = 1' - 0"

NO. 192: 1/6277101735322680783178602537041895067277473383240957952" = 1' - 0"

NO. 193: 1/12554203470645361566357205074083790134554946766481915904" = 1' - 0"

NO. 194: 1/25108406941290723132714410148167580269109895332963831808" = 1' - 0"

NO. 195: 1/50216813882581446265428820296335160538219790665927663616" = 1' - 0"

NO. 196: 1/100433627765162892530857640592670321076439581331855327232" = 1' - 0"

NO. 197: 1/200867255530325785061715281185340642152879162663710654464" = 1' - 0"

NO. 198: 1/401734511060651570123430562370681283045758325327421308928" = 1' - 0"

NO. 199: 1/803469022121303140246861124741362566091516650654842617856" = 1' - 0"

NO. 200: 1/1606938044242606804893722249482731321183033301309695235712" = 1' - 0"

NO. 201: 1/3213876088485213609787444498965462642366066602619390471424" = 1' - 0"

NO. 202: 1/6427752176970427219574888997930925284732133205238780942848" = 1' - 0"

NO. 203: 1/12855504353940854439149777995861850569464266410477561885696" = 1' - 0"

NO. 204: 1/25711008707881708878299555991723701138928532820955123771392" = 1' - 0"

NO. 205: 1/51422017415763417756599111983447402277857065641910247542784" = 1' - 0"

NO. 206: 1/102844034831526835513198223966894804555714131283820495085568" = 1' - 0"

NO. 207: 1/205688069663053671026396447933789609111428262567640990171136" = 1' - 0"

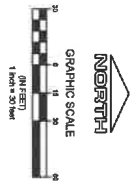
NO. 208: 1/411376139326107342052792895867579218222856525135281980342272" = 1' - 0"

NO. 209: 1/822752278652214684105585791735158436445713050270563960684544" = 1' - 0"

NO. 210: 1/1645504577304429368211171583470272728891426100541127921368888" = 1' - 0"

NO. 211: 1/32910091546088587364223431669405454

3/17/2022



11

1-702-227-2828

1-702-227-2828

2022.03.01
12:03:27-08:00

SP-03
3 OF 4
ONKAWANO MO.

SITE PLAN 03

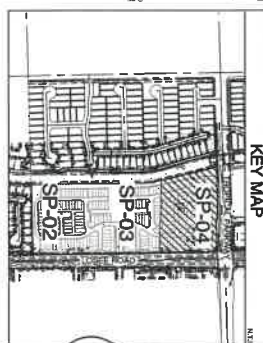
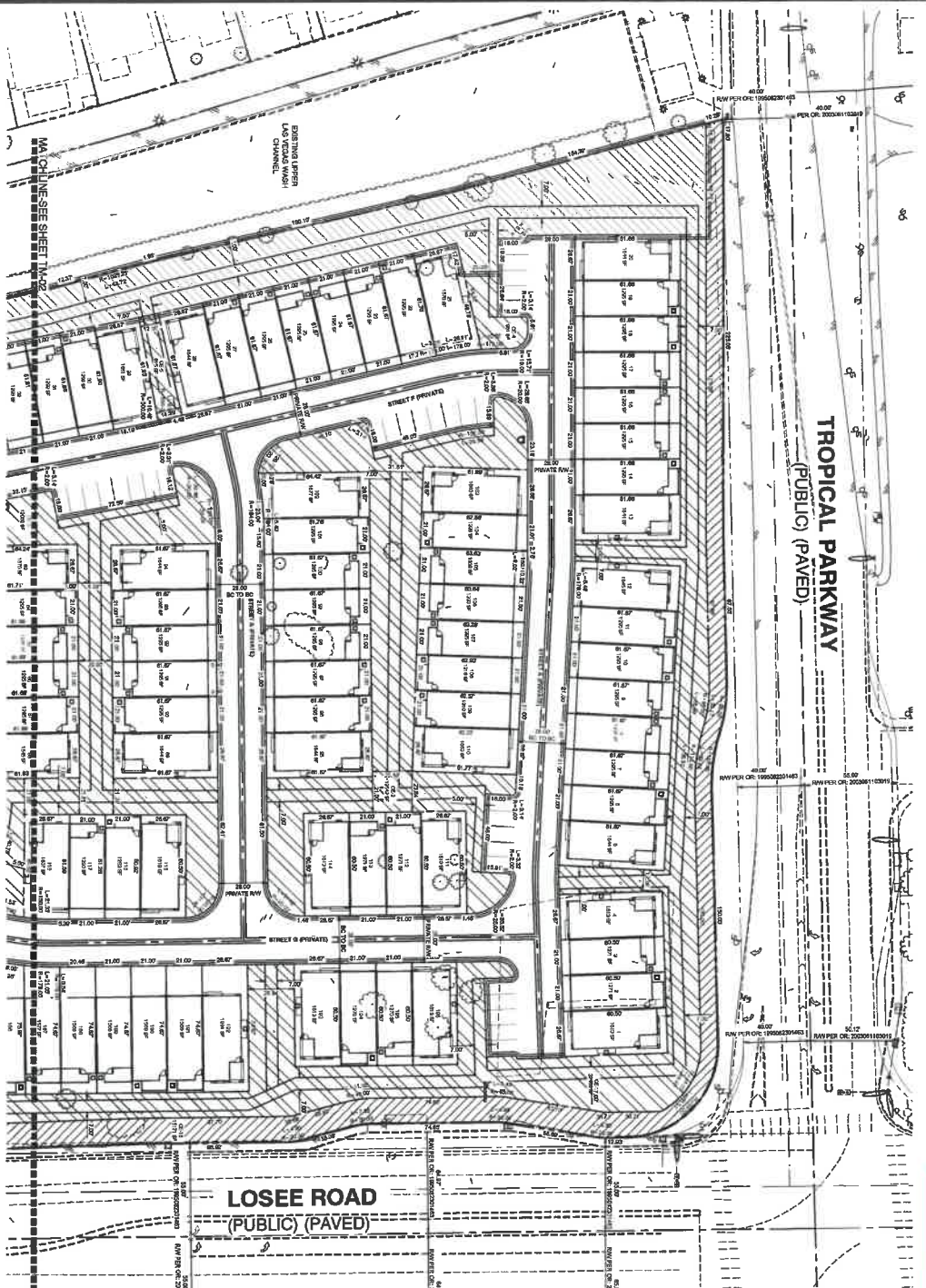
PROJECT:	21.12.0127	SCALE:	PER SHEET
DATE:	3/1/2022	DESIGNED BY:	JKS
SUBMITTAL STAGE:		DRAWN BY:	JKS
ENTITLEMENT		CHECKED BY:	JRM

4902 SPANISH HEDGE AVE. SUITE 200
(910) 791-7171

REVISIONS

APPROVAL

3/17/2022



BOUNDARY LINE
EX. PROPERTY LINE
PROP. IMPROVEMENT LINE
EASEMENT LINE
ROAD CENTERLINE
EX. EDGE OF PAVEMENT
EX. RIGHT OF WAY

REVISIONS				APPROVAL	
NO.	DATE	REVISIONS		DATE	INITIALS

STRIVE
ENGINEERING

PREPARED FOR	
HARMONY HOMES	
SUBJECT: 21.12.0127	SCALE: PER SHEET
DATE: 9/1/2022	DESIGNED BY: JKS
SUBMITTAL STAGE:	DRAWN BY: JKS
ENTITLEMENT#	CHECKED BY: JPM

TROPICAL LOSEE TOWNHOMES

SITE PLAN 04

FOR REVIEW ONLY
SHEET 4 OF 4
SP-04
DATA IN NO. 4/1/2022

John Meeng
2022.03.01
1203-60-2900



Call
1-702-432-5300
No Leaks
Underground
No Excavation
No Paving
No Drilling



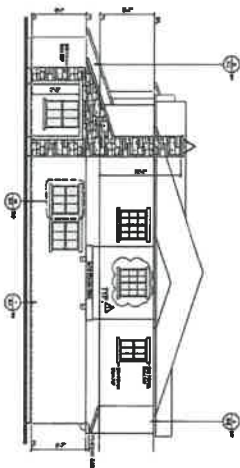
Call
1-702-227-2929
No Excavation
No Paving
No Drilling
No Leaks
Underground



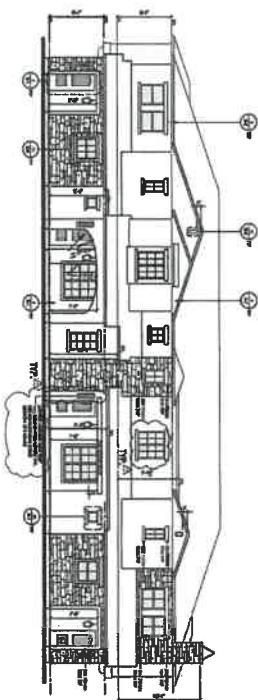
Call
1-800-662-2444
No Excavation
No Paving
No Drilling
No Leaks
Underground

REVISED

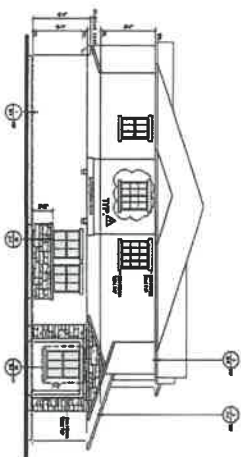
3/17/2022



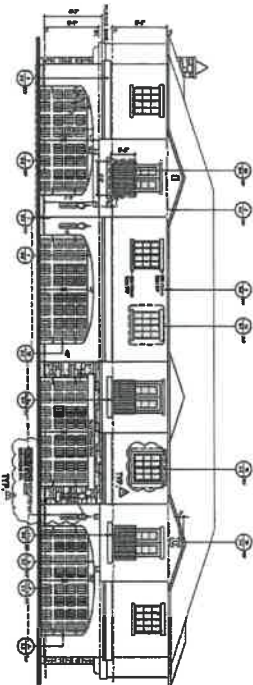
RIGHT ELEVATION 4 TS



FRONT ELEVATION 4 TS



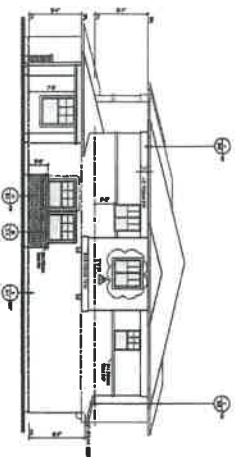
LEFT ELEVATION 4 TS



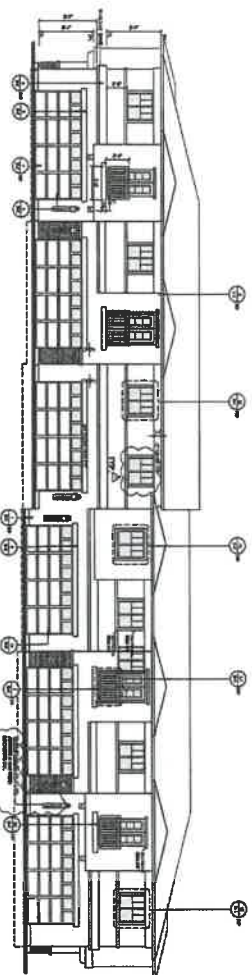
REAR ELEVATION 4 TS

REVISED

3/17/2022



RIGHT ELEVATION 6 PR

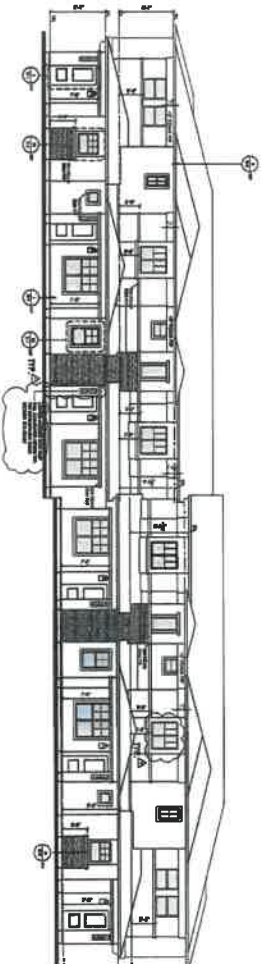


FINISH FLOOR HEIGHTS OF GARAGES VARY. SEE CIVIL PLANS FOR BUILDING SPECIFIC CONDITIONS

REAR ELEVATION 6 PR



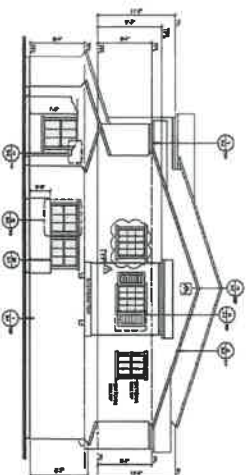
LEFT ELEVATION 6 PR



FRONT ELEVATION 6 PR

REVISED

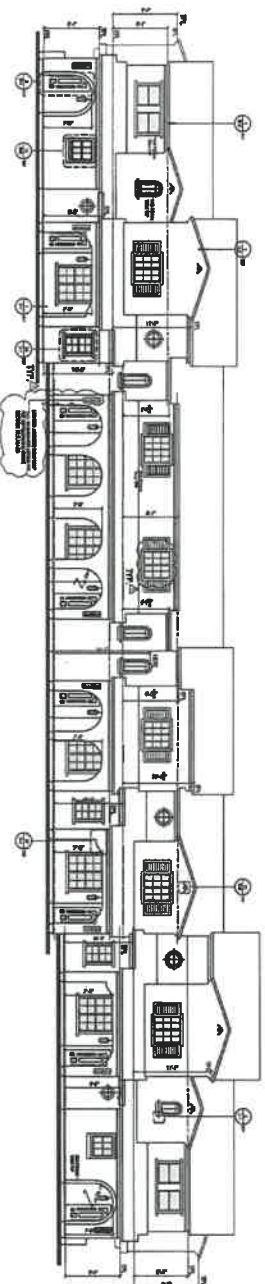
3/17/2022



RIGHT ELEVATION

8

SC

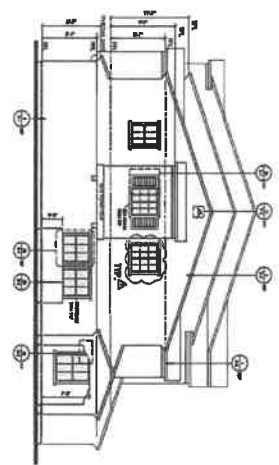


FRONT ELEVATION

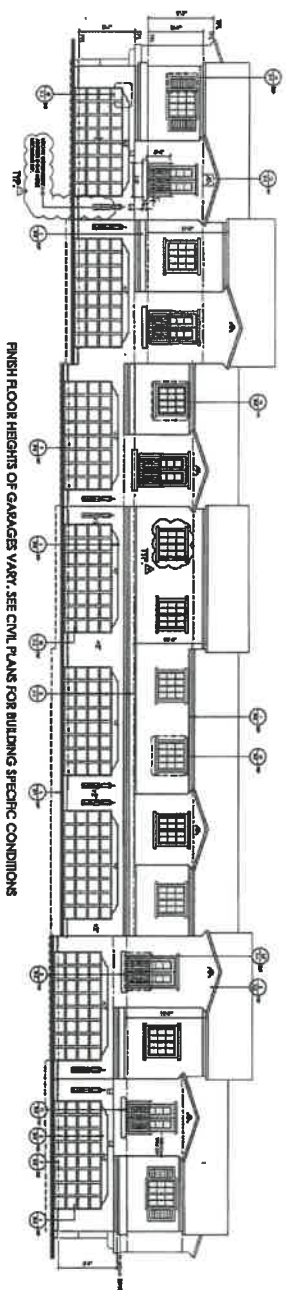
8

SC

REVISED
3/17/2022



LEFT ELEVATION 8 SC



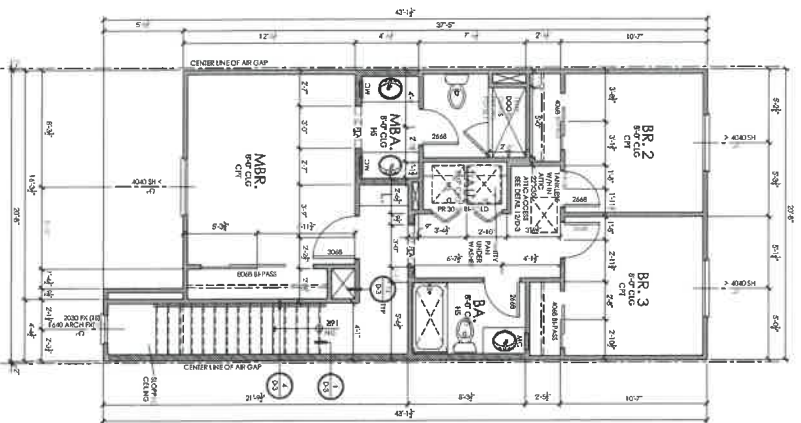
FINISH FLOOR HEIGHTS OF GARAGES VARY. SEE CIVIL PLANS FOR BUILDING SPECIFIC CONDITIONS

REAR ELEVATION 8 SC

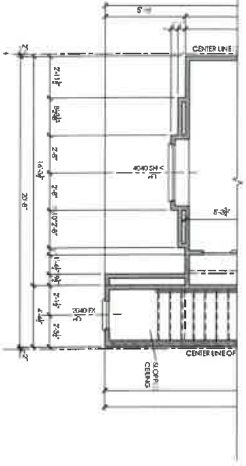
REVISED
3/17/2022



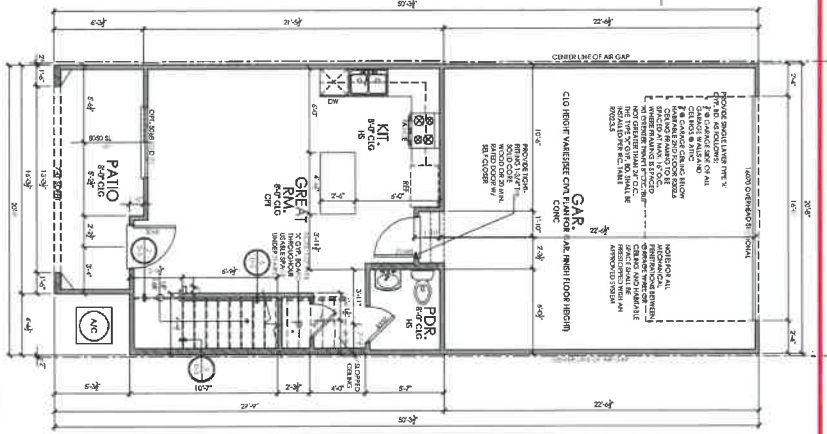
SECOND FLOOR PLAN UNIT A-1 ALL



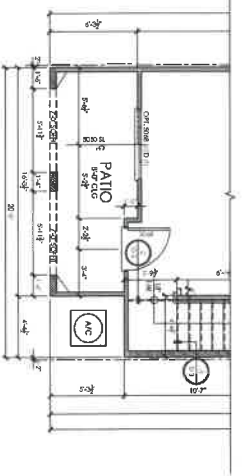
SECOND FLOOR PLAN UNIT A SC/TS



SECOND FLOOR PLAN UNIT A PR



FIRST FLOOR PLAN UNIT A TS/PR



FIRST FLOOR PLAN UNIT A SC

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



RJ1
RJT DESIGN
ARCHITECTURE
GRAPHICS
BRIDGESIDE.COM
13700 ALTON FERRY
STE. 171 47418
TOWN OF ALTON
INDIANA 47418
PROJECT NUMBER
AT
CANDACE
INDIANAPOLIS, IN

CLIENT
HARMONY
HOMES
9717 SHAWNEE BLVD
SUITE 300
LA VERGNE, IN 47146

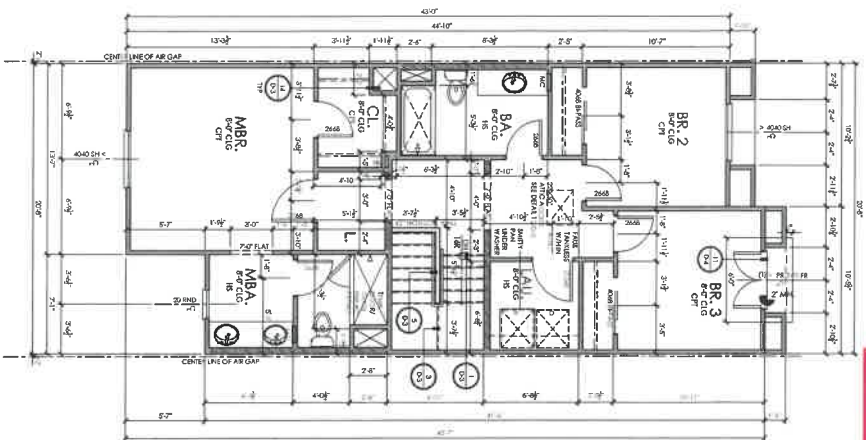
REVISIONS
NO. XXX XX
DATE XXX

DRAWING TITLE
UNIT PLAN A

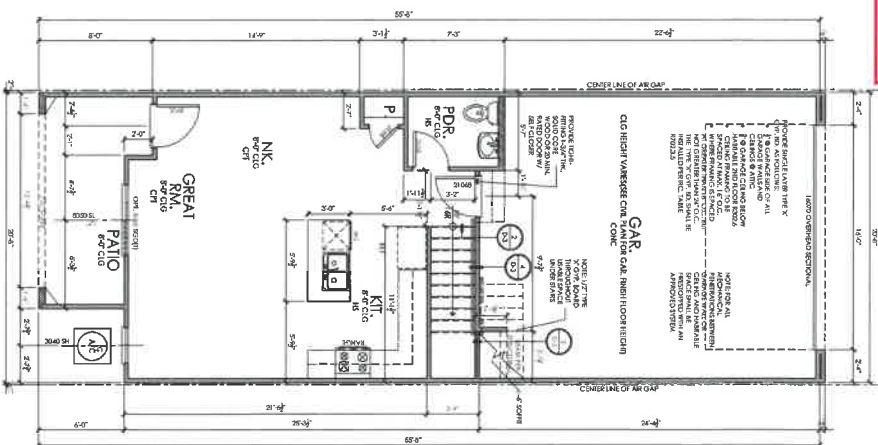
DRAWING INFORMATION
PROJECT NO. 17025
DATE 05/21/20
SCALE 1/8" = 1'-0"

A1-1.1

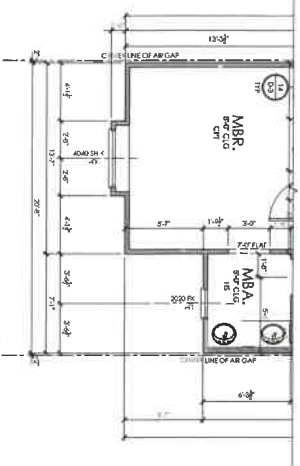
REVISED
3/17/2022



SECOND FLOOR PLAN UNIT B SC



FIRST FLOOR PLAN UNIT B A/B



SECOND FLOOR PLAN UNIT B TS/PR

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



RFI DESIGN
ARCHITECTURE
LANDSCAPE
INTERIORS
GRAPHICS
RFIDESIGN.COM
13700 ALTON HWY
STE. 157
IRVINE, CA 92618
TEL: 949.261.1111
FAX: 949.261.1112

CLIENT
HARBONY
HOMES
10000 HARBONY BLVD
SUITE 200
LAS VEGAS, NV 89144

REVISIONS	DATE	BY	CHK
1	03/17/2022	XXX	XXX

UNIT PLAN B

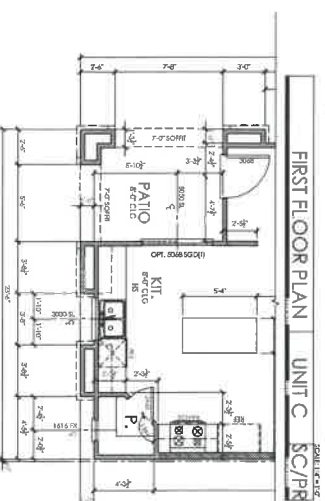
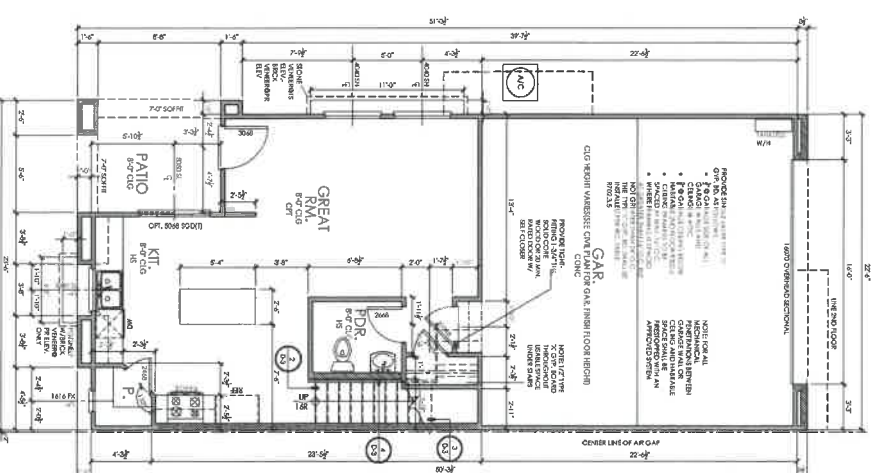
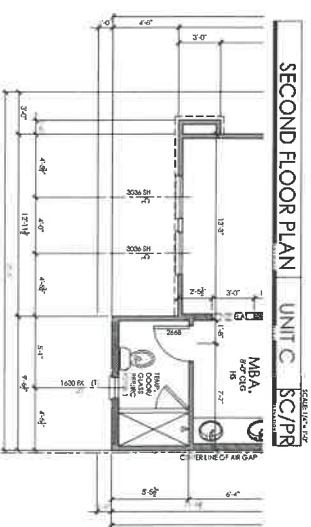
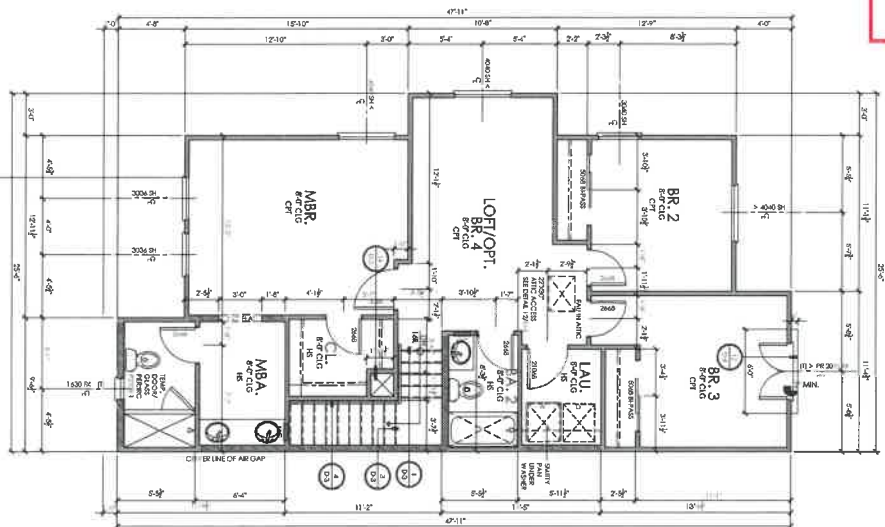
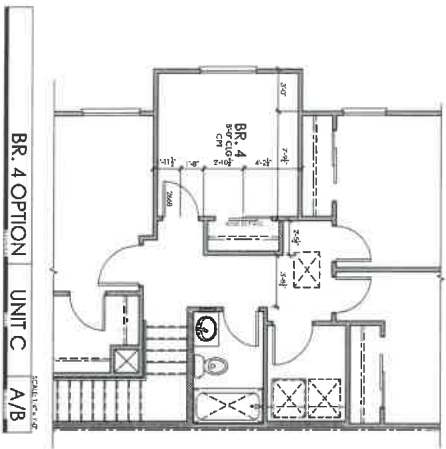
DRAWING TITLE

DRAWING INFORMATION
PROJECT NO. 19053
DATE 06/21/20
SCALE 1/4" = 1'-0"

DRAWING NUMBER

A1-2.1

REVISED
3/17/2022



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

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

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



RPT DESIGN
ARCHITECTURE
PLANNING
LANDSCAPE
ENGINEERING
PROJECT NUMBER
13709 ALTON POWER
BRIDGE, CA 92518
DATE: 03/01/2022
PROJECT LOCATION
AT
CADENCE
INDIANAPOLIS, IN

CLIENT
HARMONY
HOMES
10000 HARMONY ROAD
SUITE 200
LAS VEGAS, NV 89148

REVISIONS
1. 3/17/2022
2. 3/17/2022

SEE SHEET A-3.1 FOR
ADDITIONAL
INFORMATION

DRAWING TITLE
UNIT PLAN C

DRAWING INFORMATION
PROJECT NO. 19655
DATE: 03/01/2022
SCALE: 1/8" = 1'-0"

DRAWING NUMBER
A1-3.1

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.



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 VIEWED FROM 11X17 ORIGINAL.

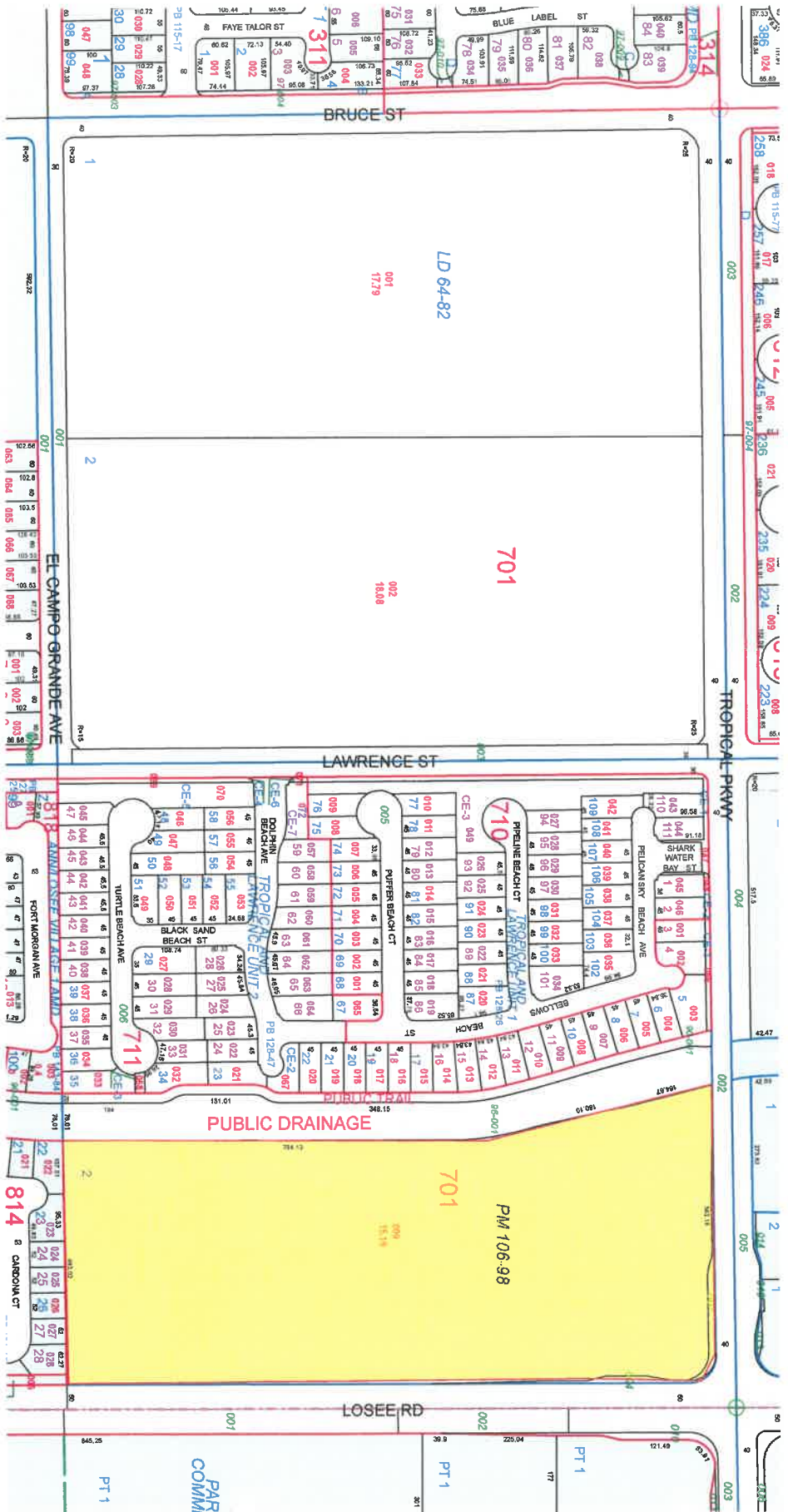
MAP LEGEND

- PARCEL BOUNDARY
- SUB BOUNDARY
- PAVED BOUNDARY
- ROAD EASEMENT
- MATCH / LEADER LINE
- HISTORIC SUB BOUNDARY
- HISTORIC PAVED BOUNDARY
- SECTION LINE
- CONDOMINIUM UNIT
- AIR SPACE PCL
- RIGHT OF WAY PCL
- SUB-SURFACE PCL
- 007 ROAD PARCEL NUMBER
- 001 PARCEL NUMBER
- 100 KITCHEN
- 202 PARCEL SUBSECT NUMBER
- PB 24-45 PLAT RECORDING NUMBER
- 5 BLOCK NUMBER
- GLS GOV. LOT NUMBER

MOON	T19S R61E
100	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

SEC.	26
1	2
2	3
3	4
4	5
5	6
6	7
7	8
8	9
9	10
10	11
11	12
12	13
13	14
14	15
15	16
16	17
17	18
18	19
19	20
20	21
21	22
22	23
23	24
24	25
25	26
26	27
27	28
28	29
29	30
30	31
31	32
32	33
33	34
34	35
35	36
36	37
37	38
38	39
39	40
40	41
41	42
42	43
43	44
44	45
45	46
46	47
47	48
48	49
49	50
50	51
51	52
52	53
53	54
54	55
55	56
56	57
57	58
58	59
59	60
60	61
61	62
62	63
63	64
64	65
65	66
66	67
67	68
68	69
69	70
70	71
71	72
72	73
73	74
74	75
75	76
76	77
77	78
78	79
79	80
80	81
81	82
82	83
83	84
84	85
85	86
86	87
87	88
88	89
89	90
90	91
91	92
92	93
93	94
94	95
95	96
96	97
97	98
98	99
99	100
100	101
101	102
102	103
103	104
104	105
105	106
106	107
107	108
108	109
109	110
110	111
111	112
112	113
113	114
114	115
115	116
116	117
117	118
118	119
119	120
120	121
121	122
122	123
123	124
124	125
125	126
126	127
127	128
128	129
129	130
130	131
131	132
132	133
133	134
134	135
135	136
136	137
137	138
138	139
139	140
140	141
141	142
142	143
143	144
144	145
145	146
146	147
147	148
148	149
149	150
150	151
151	152
152	153
153	154
154	155
155	156
156	157
157	158
158	159
159	160
160	161
161	162
162	163
163	164
164	165
165	166
166	167
167	168
168	169
169	170
170	171
171	172
172	173
173	174
174	175
175	176
176	177
177	178
178	179
179	180
180	181
181	182
182	183
183	184
184	185
185	186
186	187
187	188
188	189
189	190
190	191
191	192
192	193
193	194
194	195
195	196
196	197
197	198
198	199
199	200

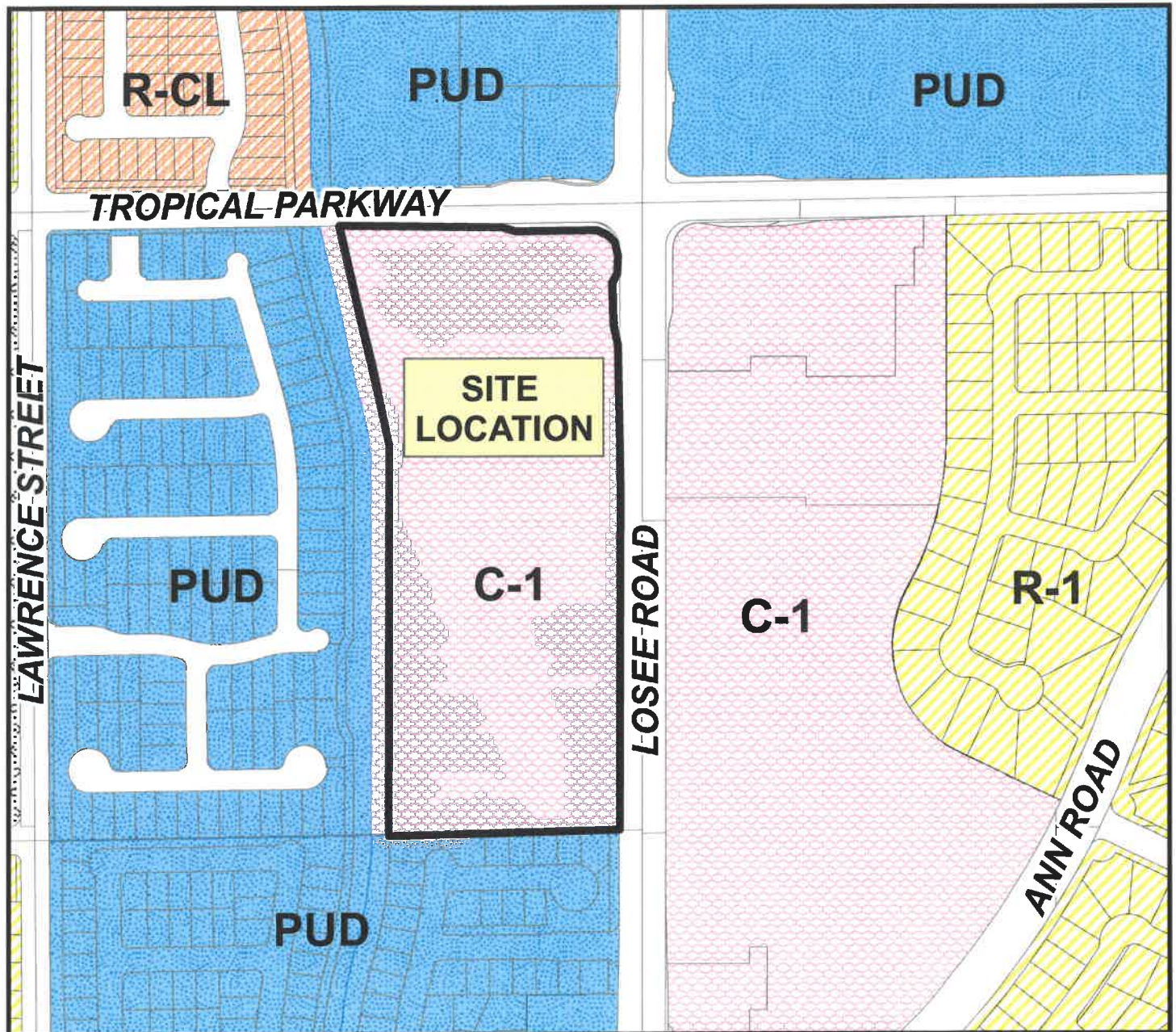
REV.	1/8/2019
1	2
2	3
3	4
4	5
5	6
6	7
7	8
8	9
9	10
10	11
11	12
12	13
13	14
14	15
15	16
16	17
17	18
18	19
19	20
20	21
21	22
22	23
23	24
24	25
25	26
26	27
27	28
28	29
29	30
30	31
31	32
32	33
33	34
34	35
35	36
36	37
37	38
38	39
39	40
40	41
41	42
42	43
43	44
44	45
45	46
46	47
47	48
48	49
49	50
50	51
51	52
52	53
53	54
54	55
55	56
56	57
57	58
58	59
59	60
60	61
61	62
62	63
63	64
64	65
65	66
66	67
67	68
68	69
69	70
70	71
71	72
72	73
73	74
74	75
75	76
76	77
77	78
78	79
79	80
80	81
81	82
82	83
83	84
84	85
85	86
86	87
87	88
88	89
89	90
90	91
91	92
92	93
93	94
94	95
95	96
96	97
97	98
98	99
99	100
100	101
101	102
102	103
103	104
104	105
105	106
106	107
107	108
108	109
109	110
110	111
111	112
112	113
113	114
114	115
115	116
116	117
117	118
118	119
119	120
120	121
121	122
122	123
123	124
124	125
125	126
126	127
127	128
128	129
129	130
130	131
131	132
132	133
133	134
134	135
135	136
136	137
137	138
138	139
139	140
140	141
141	142
142	143
143	144
144	145
145	146
146	147
147	148
148	149
149	150
150	151
151	152
152	153
153	154
154	155
155	156
156	157
157	158
158	159
159	160
160	161
161	162
162	163
163	164
164	165
165	166
166	167
167	168
168	169
169	170
170	171
171	172
172	173
173	174
174	175
175	176
176	177
177	178
178	179
179	180
180	181
181	182
182	183
183	184
184	185
185	186
186	187
187	188
188	189
189	190
190	191
191	192
192	193
193	194
194	195
195	196
196	197
197	198
198	199
199	200





THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: Harmony Homes
Application Type: Property Reclassification
Request: From a C-1 (Neighborhood Commercial District) to a PUD (Planned Unit Development District), consisting of a 196-lot, multi-family (townhome) subdivision
Project Info: Southwest corner of Losee Road and Tropical Parkway
Case Number: ZN-06-2022

3/23/2022

