

**CITY OF NORTH LAS VEGAS**  
**INTEROFFICE MEMORANDUM**

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To: Amy Michaels, Principal Planner, Land Development & Community Services  
From: Robert Weible, Land Development Project Leader, Department of Public Works  
Subject: T-MAP-05-2021 **Nightingale**  
Date: March 22, 2021

The Department of Public Works recommends that this application comply with the conditions of approval for ZN 07-2021.



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Robert Weible, Land Development Project Leader  
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 03/11/2021 Application Number T-MAP-000004-2021 Entity NLV

Company Name Actus

Contact Name \_\_\_\_\_

Contact Mailing Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Phone (702) 403-4174 Mobile \_\_\_\_\_ Fax \_\_\_\_\_ Email \_\_\_\_\_

Project Name Nightingale

Project Description 386 Single-Family Lots (140 detached and 246 townhomes)

APN's 124-25-201-001 & 003

Student Yield	Elementary School	Middle School	High School
Single-Family Units (1) 386	$x 0.166 = 64$	$x 0.093 = 36$	$x 0.131 = 51$
Multi-Family Units (2)	$x 0.139 = 0$	$x 0.065 = 0$	$x 0.074 = 0$
Resort Condo Units (3)			
Total	64	36	51

(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
Tartan ES	3030 E. Tropical Parkway	K-5	650	431	3/1/2021
Johnston MS	5855 Lawrence St.	6-8	1511	1265	3/1/2021
Legacy HS	150 W. Deer Springs Way	9-12	2409	2760	3/1/2021

\* CCSD Comments Legacy HS is over capacity for the 2020-2021 school year. Legacy HS is at 114.57% of program capacity.

☐ Approved

☐ Disapproved

March 2, 2021



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

Ms. Amy Michaels  
Principal Planner  
Planning and Zoning Department  
City of North Las Vegas  
2250 Las Vegas Boulevard North  
North Las Vegas, NV 89030

Re.: Letter of Intent for Tropical Losee Project  
(APNs: 124-25-201-001 & 003)

**REVISED**

03/16/2021

**T-MAP-000005-2021**

Ms. Michaels,

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

**Site Description**

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

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

## **Intent**

### **Comprehensive Plan Amendment and Re-Zoning**

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

### **Tentative Map Site Characteristics**

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

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

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

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

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

**Conclusion**

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

Sincerely,



Darryl C. Lattimore, PE  
President

**DEPT. OF THE ARMY**  
**TENTATIVE MAP**  
**CHARTER**  
**TW1**



**T-MAP-0000005-2021**



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03/16/2021

CALL 1-800-272-2828  
FOR MORE INFORMATION

### UTILITY NOTE

**KEY MAP**  
SHEET NO. 1

**SITE INFORMATION:**

1:50,000 N.T.S. 1:50,000 N.T.S.

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**TENTATIVE MAP 4**  
**TROPICAL LOSEE**  
**DR HORTON**  
**CITY OF NORTH LAS VEGAS**



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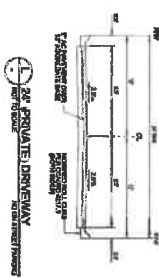
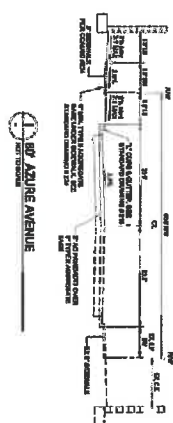
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**T-MAP-0000005-2021**

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**DETAILS**  
**TROPICAL LOSEE**  
**DR HORTON**  
**CITY OF NORTH LAS VEGAS**



DATE 2/20/81

CLASSIFIED BY RCL

REVIEWED BY RCL

ORIGINAL BY RCL

PROJECTS

SUBJECT FILE

TENTATIVE MAP

SECRET

DATE 2/20/81

TM6



NOTES

This map is for assessment use only and does NOT represent a survey.

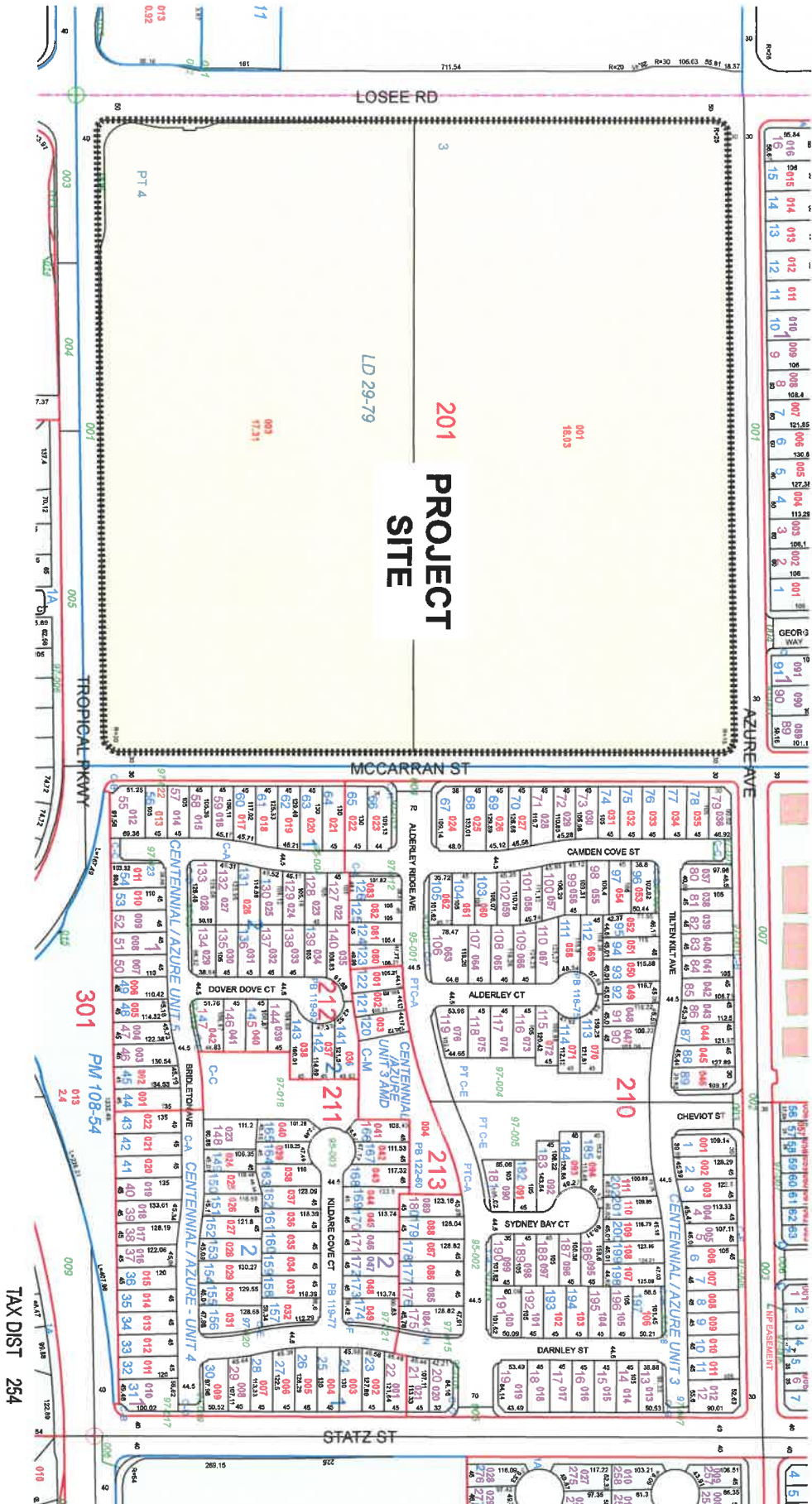
No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.

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 REDUCED FROM 11X17 ORIGINAL.

- MAP LEGEND
- PACEL BOUNDARY
  - SUB BOUNDARY
  - PAID BOUNDARY
  - ROAD EASEMENT
  - MATCH / LEADER LINE
  - HISTORIC SUB BOUNDARY
  - HISTORIC PAID BOUNDARY
  - SECTION LINE
- ASSESSOR'S PARCELS - CLARK COUNTY, NV.
- Briana Johnson - Assessor
- 007 ROAD PARCEL NUMBER
- 001 PARCEL NUMBER
- 100 ACRES
- 202 PARCEL SUBSID NUMBER
- PB 24-45 PLAT RECORDING NUMBER
- 5 BLOCK NUMBER
- GLX GOV LOT NUMBER

BOOK	T19S R61E	SHEET	25	SECTION	S 2 NW 4	124-25-2
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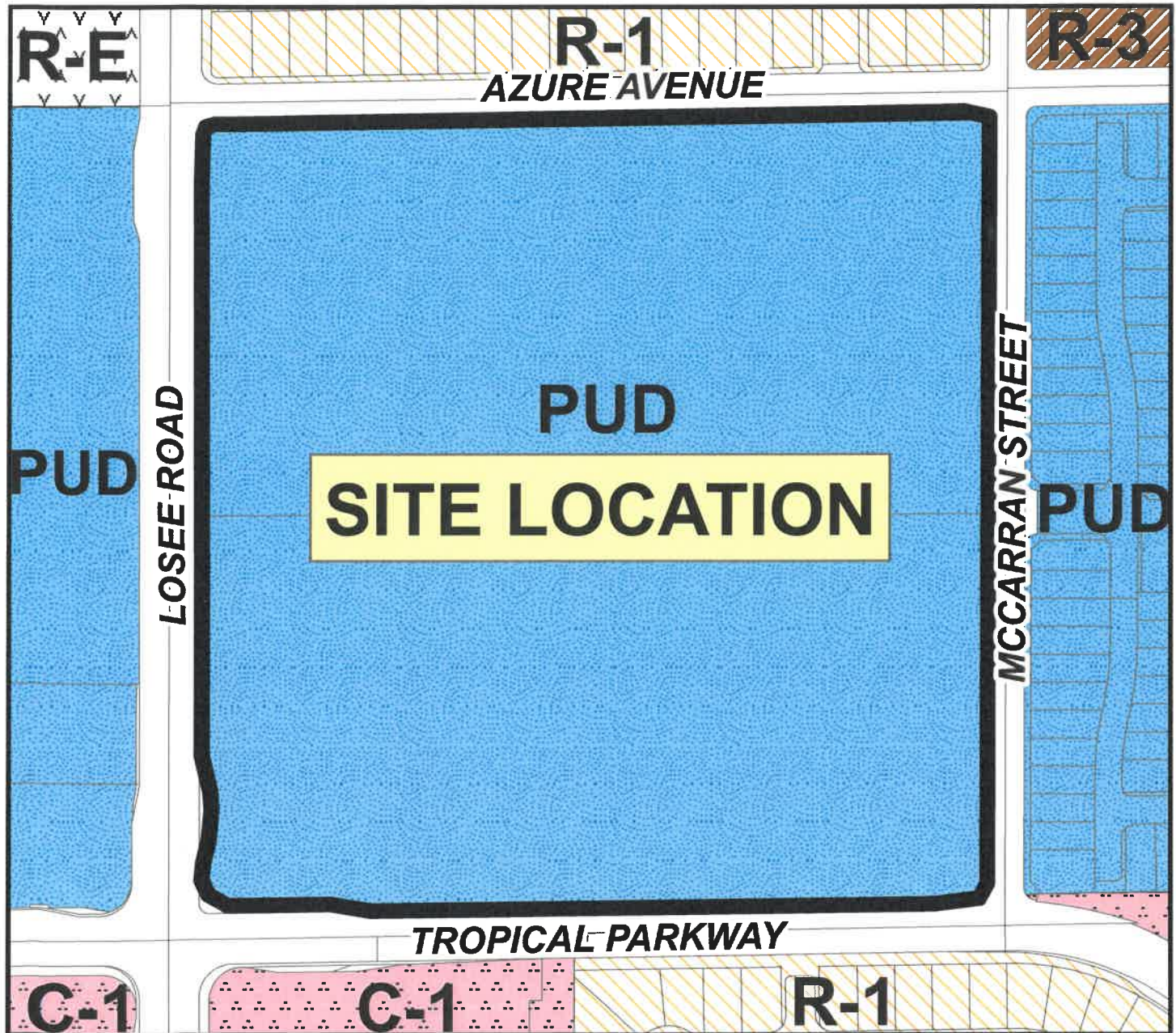
TAX DIST 254





# THE CITY OF NORTH LAS VEGAS

## Location & Zoning Map



Applicant: DR Horton, Inc.  
Application: Tentative Map  
Request: To Allow a 140-Lot Single-Family Subdivision and a 246-Unit Multi-Family Development  
Project Info: Northeast corner of Losee Road and Tropical Parkway  
Case Number: T-MAP-05-2021

3/24/2021

