DHI Engineering, LLC

DHI Engineering, LLC
1081 Whitney Ranch Dr.
Suite 100
Henderson, NV 89014

702.655-3500 office
www.drhorton.com

January 17, 2025

City of North Las Vegas
Planning and Zoning Division
2250 Las Vegas Blvd, North
North Las Vegas, NV 89030

RE: N 5TH AND HAMMER
LETTER OF INTENT
124-35-104-001 THRU 005

Dear Sir/Madam:

On behalf of our client, D.R. Horton (DRH), DHI Engineering (DHIE) respectfully submits this application for a Tentative Map, property reclassification, and a comprehensive plan amendment. The proposed development is located on the northwest corner of Hammer Lane and Donna Street in the city of North Las Vegas.

Site Plan:
As shown on the Tentative Map submitted for your review, Lots 1 through 12 will take access directly onto Hammer Lane, a 60-foot public right-of-way road. A 5-foot landscape buffer and a 5-foot detached sidewalk is proposed along this stretch of roadway. Similarly, Lots 13 through 25 will take access directly onto Donna Street with the same landscape buffer and detached sidewalk. The remaining Lots will take access onto the proposed 47-foot-wide public streets that will end with cul-de-sacs. The remaining perimeter public streets, Hope Street and Stephen Avenue, will have a 15-foot perimeter landscape, including a 5-foot detached sidewalk.

Density:
DRH intends to develop 67 single-family residential lots on 9.9 gross acres, which yields a gross density of 6.77 units/acre. The minimum lot size of 3,864 square feet, maximum lot size of 5,309 square feet, and average lot size of 4,110 square feet.

Open Space:
The proposed open space is located centrally to the project, between two ends of the cul-de-sacs, with access out onto Donna Street. This open space has an area of 22,129 square feet. The required open space is 20,100 square feet. The provided open space is more than required by 10 percent.

Zoning:
The zoning surrounding the project is as follow:

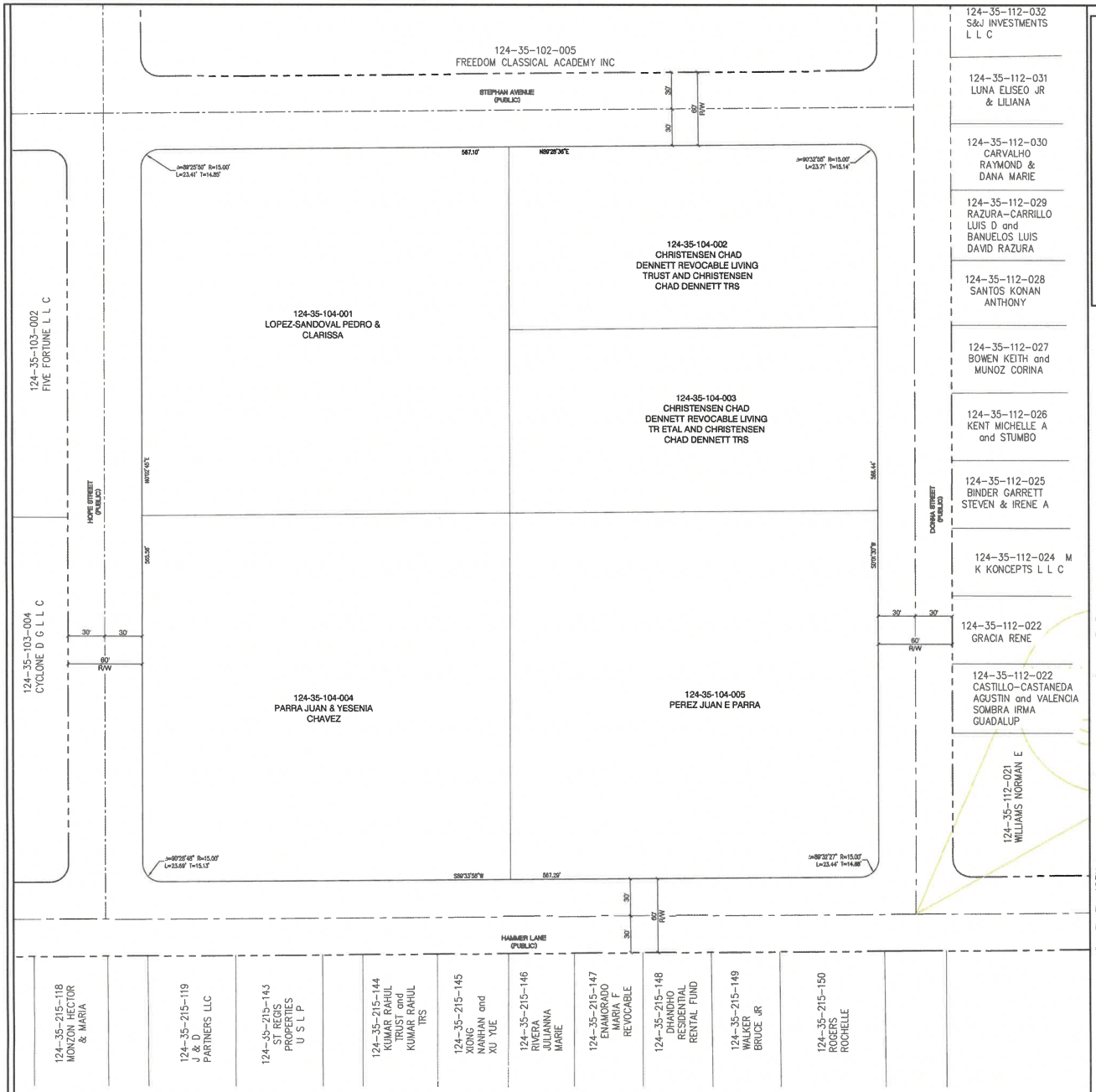
a. North – R-E – Currently a school
b. East – R-1
c. West – O-L and RS20 – currently in Clark County
d. South – PUD (Planned Unit Development)

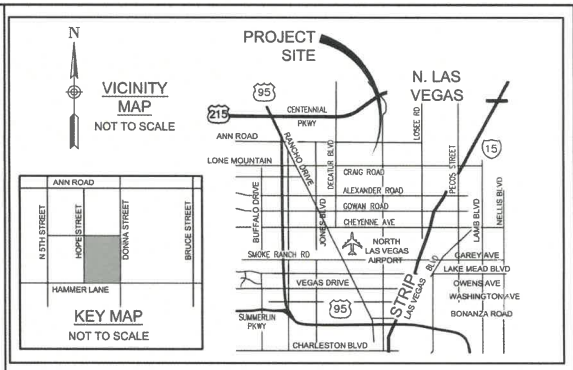
We are requesting the site to be rezoned from R-E, Ranch Estates Limited District to R-CL, Single-Family Medium. The Lot sizes along with the open space provided meet and exceed the R-CL zoning requirements.

We appreciate your review and approval of this application. Please give me a call at 725-270-2772 if you have any questions or concerns.

Cordially,
DHI Engineering

Gia D. Nguyen, P.E.
Area President





DR HORTON

BOUNDARY MAP FOR N5TH AND HAMMER

A.P.N. 124-35-104-001 THRU 005
8.16 ACREAGE

DATE PREPARED: January 16, 2025

N

40' 0' 20' 40' 80'

SCALE: 1" = 40'

OWNER

124-35-104-001, LOPEZ-SANDOVAL PEDRO & CLARISSA
124-35-104-002, CHRISTENSEN CHAD DENNETT REVOCABLE LIVING TRUST and CHRISTENSEN CHAD DENNETT TRS
124-35-104-003, CHRISTENSEN CHAD DENNETT REVOCABLE LIVING TR ETAL and CHRISTENSEN CHAD DENNETT TRS
124-35-104-004, PARRA JUAN & YESENIA CHAVEZ
124-35-104-005, PEREZ JUAN E PARRA

DEVELOPER

DR HORTON
1081 WHITNEY RANCH
HENDERSON, NV 89014
(702)-635-3600

ENGINEER

DHI Engineering, LLC
1081 WHITNEY RANCH DRIVE, SUITE 141
HENDERSON NV, 89014
O:(702)-435-3600

BASIS OF BEARING

GRID NORTH AS DEFINED BY THE CENTRAL MERIDIAN OF THE NEVADA COORDINATE REFERENCE SYSTEM (NCRS), LAS VEGAS ZONE, NORTH AMERICAN DATUM OF 1983; SAID MERIDIAN BEING COINCIDENT WITH 114°58' WEST OF THE GREENWICH MERIDIAN.

LINEAR UNIT: US SURVEY FOOT (FTUS)

DATUM (REFERENCE FRAME): NAD 83 (2011) EPOCH 2010.00
SYSTEM: NEVADA COORDINATE REFERENCE SYSTEM (NCRS)

ZONE: LAS VEGAS

BENCHMARK:

PROJECT DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

CITY OF NORTH LAS VEGAS BENCHMARK: 913SW4
NAVD88 ELEVATION: 615.685 METERS (2019.959 U.S. SURVEY FEET)

RIVET AND 2" ROUND ALUMINUM DISK, STAMPED NORTH LAS VEGAS BM NO. NLV913SW4, SET IN THE TOP OF CURB, LOCATED APPROX. 4 FEET NORTH OF THE NORTHEAST NORTH BCR AT THE INTERSECTION OF WASHBURN RD. AND N. 5TH ST.

LEGAL DESCRIPTION:

124-35-104-001:
LOT ONE (1) OF THAT CERTAIN PARCEL MAP IN FILE 7, PAGE 16, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA, AND RECORDED OCTOBER 1, 1975 IN BOOK 507 OF OFFICIAL RECORDS AS DOCUMENT NO. 519634

124-35-104-002:
PARCEL MAP FILE 63 PAGE 82 LOT 1

124-35-104-003:
PARCEL MAP FILE 63 PAGE 82 LOT 2

124-35-104-004:
PARCEL FOUR (4) AS SHOWN BY MAP THEREOF IN FILE 7 OF PARCEL MAPS, PAGE 16, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA

124-35-104-005:
THAT PORTION OF THE NORTHWEST QUARTER (NW) OF THE NORTHWEST QUARTER (NW) OF SECTION 35, TOWNSHIP 19 SOUTH, RANGE 62 EAST, M.D.M. DESCRIBED AS FOLLOWS: PARCEL THREE (3) AS SHOWN BY MAP THEREOF IN FILE 7 OF PARCEL MAPS PAGE 16, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

AVOID HITTING OVERHEAD POWER LINES (75 CUBES)
CALL BEFORE YOU DIG OVERHEAD
1-702-227-2929

FAST
Call before you UnderGround
1-702-432-5300
FREEWAY AND ARTERIAL SYSTEM OF TRANSPORTATION

Call before you Dig
Avoid cutting underground utility lines. It's easy.
Call 811
OR
1-800-642-2444

REV	DATE	DESCRIPTION	DATE	AGEN APP	DATE	DHB APP

DR HORTON
N 5TH AND HAMMER
BOUNDARY MAP

DESIGN: DHI
DRAWN: DHI
CHECK: DHI
PLOT DATE: 01-16-25
PLOT TIME: 14:17:08

DHI Engineering, LLC
1081 WHITNEY RANCH DRIVE, SUITE 141
HENDERSON NV, 89014
O:(702)-435-3600

DHI

PROFESSIONAL ENGINEER - STATE OF NEVADA
GIA D. NGUYEN
Exp: 12/31/2026
CIVIL
No. 14919

DATE: 01/16/2025

DRAWING
BDNY
1 OF 1 SHTS

LAS VEGAS OFFICE
1980 Festival Plaza Drive, Suite 650
Las Vegas, NV 89135
T: 702.792.7000
F: 702.796.7181

KAEMPFER CROWELL

Neighborhood Meeting Summary
5th Street / Hammer
February 10, 2025

A neighborhood meeting was held on Monday, February 10, 2025 at 5:30 p.m. at the Aliante Library, located at 2400 Deer Springs Way, North Las Vegas, Nevada 89084. Lexa Green attended on behalf of the developer. One (1) neighbor was present, along with Councilwoman Garcia-Anderson and Planning Commissioner Villeda. The neighbor raised the following questions/comments/concerns:

- Concerns related to the overall density of the project, as well as the sizes of the lots and backyards. *The proposed density and lot sizes are comparable with the existing PUD development to the south, compatible with existing developments along Donna and Hammer, and compatible with existing DR Horton development north of Ann. Given the surrounding single-family developments and zoning classifications, it is improbable that the site will be developed into half acre lots.*
- Inquiries concerning whether the development will be available for purchase or for rent. *The proposed development and product would be for sale.*

NOTES

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

No liability is assumed for the accuracy of the data deliniated 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

0 100 200 400 600 800

MAP LEGEND

PARCEL BOUNDARY
SUB BOUNDARY
PM/LD BOUNDARY
ROAD EASEMENT
MATCH / LEADER LINE
HISTORIC LOT LINE
HISTORIC SUB BOUNDARY
HISTORIC PM/LD BOUNDARY
SECTION LINE

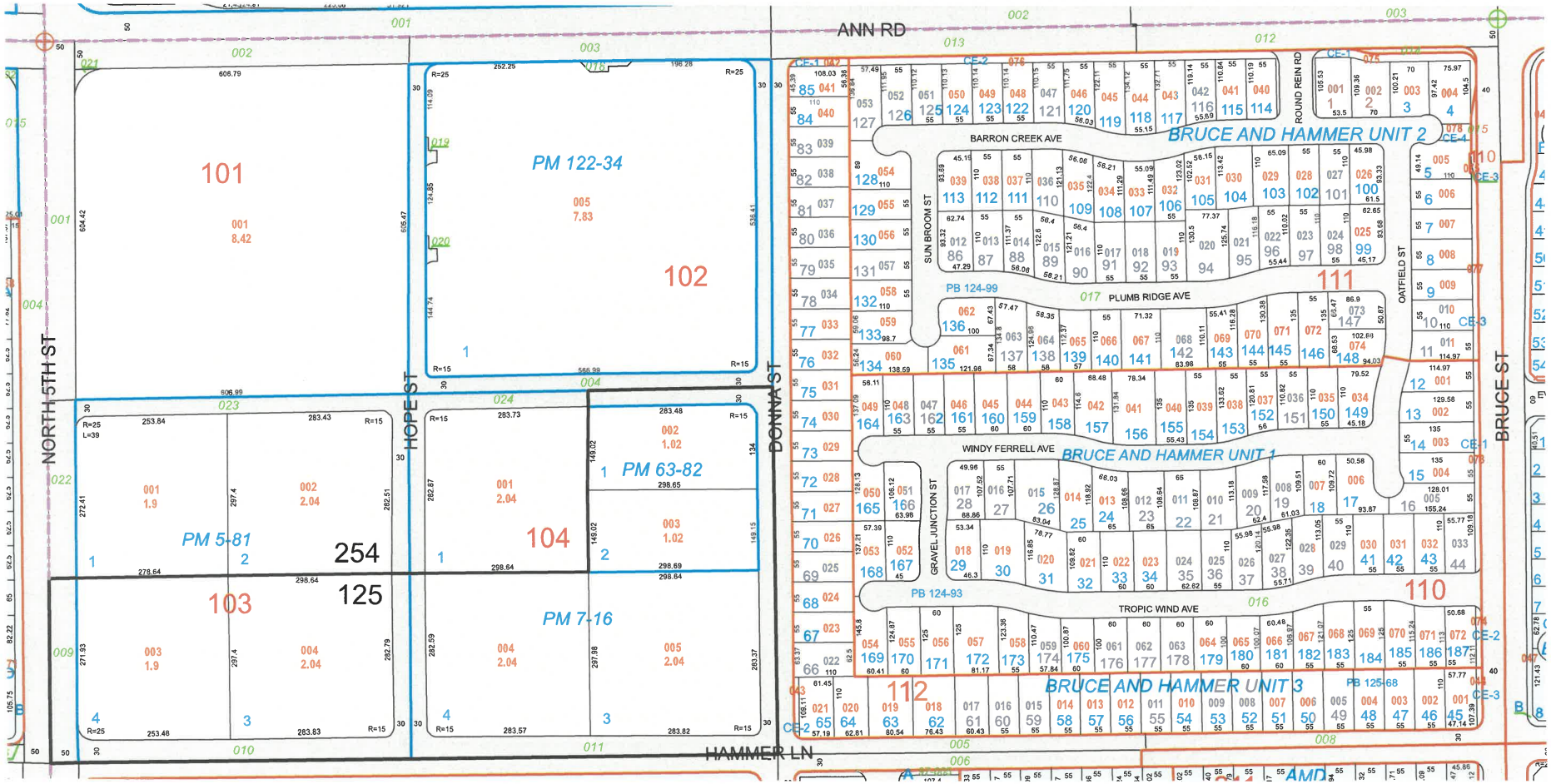
CONDOMINIUM UNIT
AIR SPACE PCL
RIGHT OF WAY PCL
SUB-SURFACE PCL

001 ROAD PARCEL NUMBER
001 PARCEL NUMER
1.00 ACREAGE
202 PARCEL SUB/SEQ NUMBER
PB 24-45 PLAT RECORDING NUMBER
5 BLOCK NUMBER
5 LOT NUMBER
GL5 GOV. LOT NUMBER

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

BOOK T19S R61E | SEC. 35 | MAP N 2 NW 4 | 124-35-1

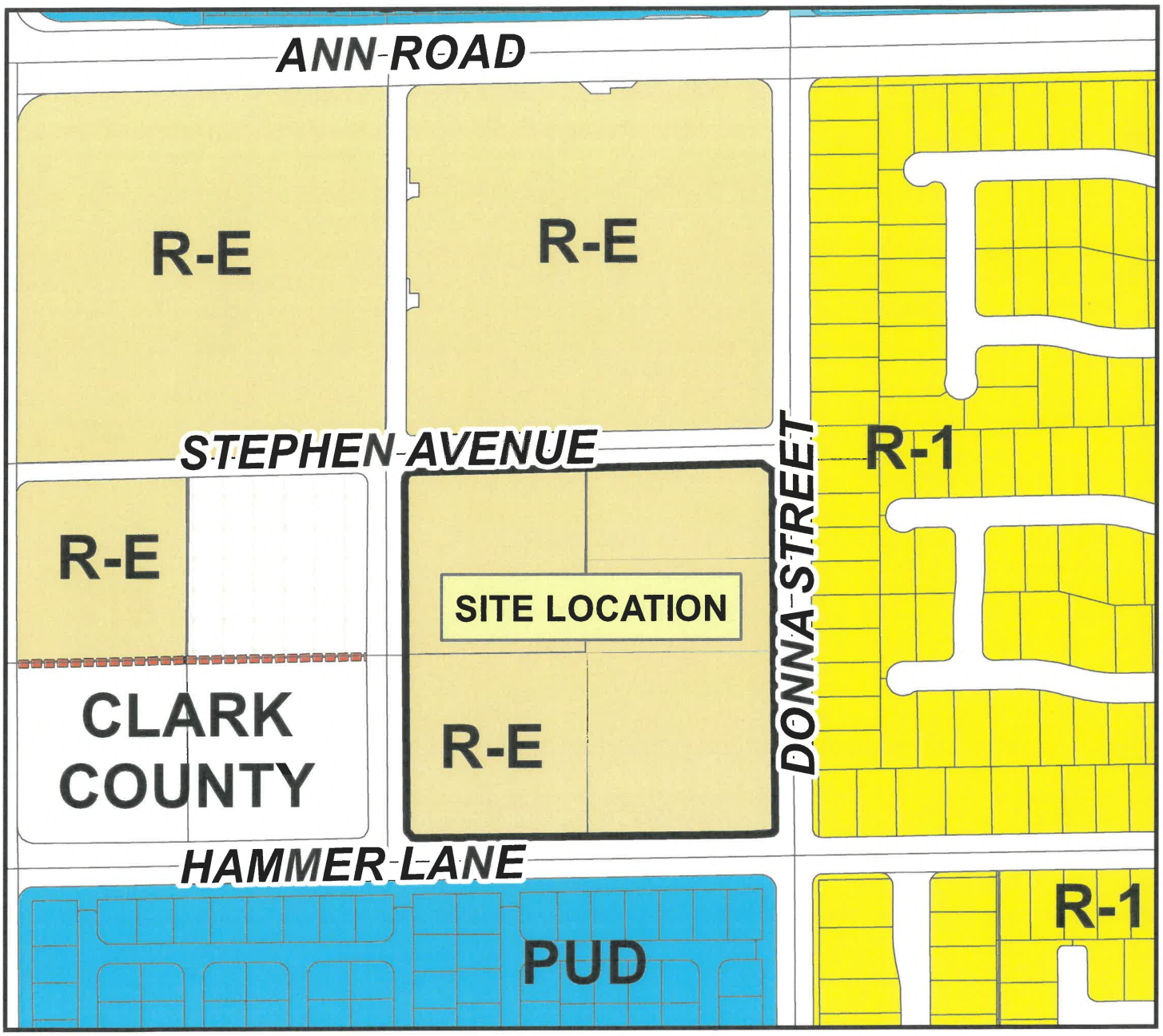
Scale: 1" = 200' | Rev: 8/29/2022



TAX DIST 125,254

THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



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

Applicant: D.R. Horton
Application Type: Property Reclassification
Request: From R-E, Ranch Estates District to an R-CL, Single-Family Compact Lot Residential District.
Project Info: Northwest Corner of Hammer Lane and Donna Street.
Case Number: ZN-02-2025

2/06/2025

N W E S