



DHI Engineering, LLC

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

702.655-3500 office
www.drhorton.com

July 26, 2024

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

**RE: The Villages at Tule Springs Parcels 1.22
APN 124-15-315-003**

Dear Sir/Madam:

On behalf of our client, D.R. Horton (DRH), DHI Engineering respectfully submits this application for a tentative map and zone change for the above referenced project. The proposed development is located north of I-215 and approximately 2,100 linear feet east of future Revere Street intersection with Tule Springs pkwy.

DRH intends to develop 96 single family residential units on 11.85 net acres, which yields a net density of 8.1 units/acre. The site is currently zoned R-3 PCD. We are requesting a zone change from R-3/PCD to R-2/PCD. This zone change will reduce density, create a diverse neighborhood overall by introducing new type of single family detach footprints.

Per the Tule Springs Development Standards Table 5.2, the minimum lot size under R-2/PCD is 3,500 square feet with minimum lot width of 35 feet and a maximum density 10 dwelling units per acre.

The Tentative Map submitted for your review shows the smallest lot size of 3,500 square feet, the largest lot size of 6,392 square feet, with an average lot size of 3,825 square feet. It also depicts the smallest lot width of 40 feet and a net density of 8.1 dwelling units per acre.

The Tentative Map as shown meets and exceeds the requirements, and will not have any negative impact on the existing neighborhood.

Our client plans to start construction upon improvement plan approval.

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

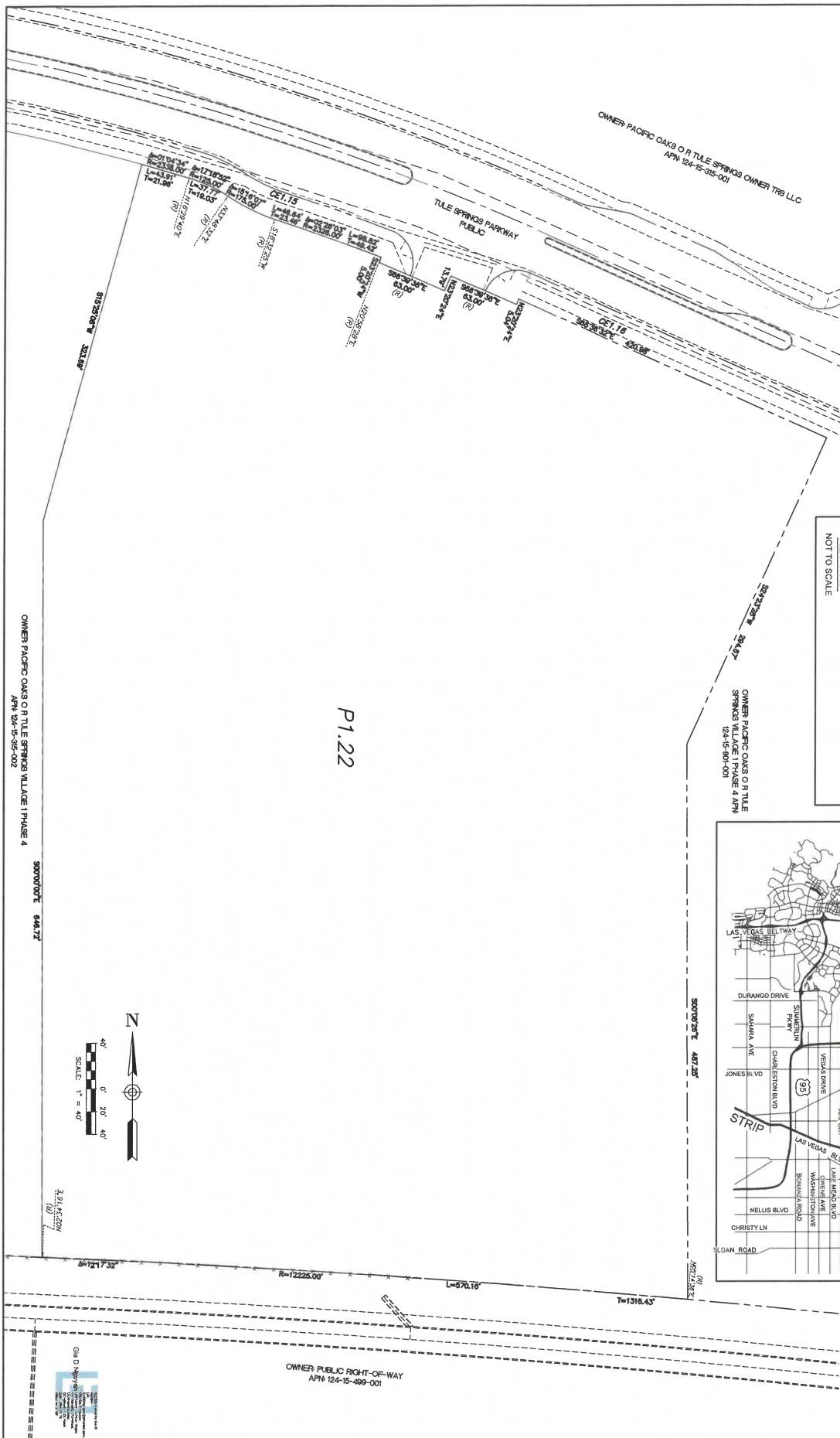
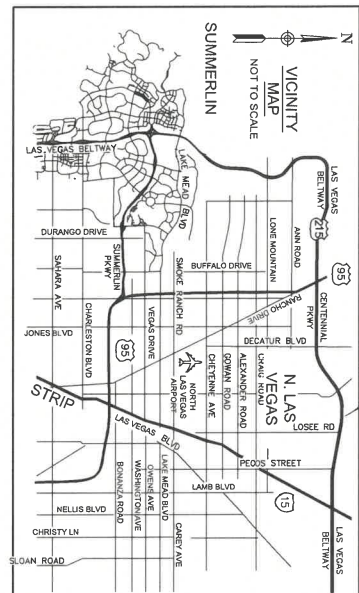
A handwritten signature in blue ink, appearing to read "Gia D. Nguyen".

Gia D. Nguyen, P.E.
Area President

[illegible]

BEING PARCELS 1, 2, 3 AS SHOWN BY MAP THEREOF IN BOOK 170, PAGE 38 OF PLATS IN THE CLARK COUNTY RECONCILER'S OFFICE, NEVADA, LYING WITHIN THE SOUTHEAST QUARTER (SE¹4) OF SECTION 15, TOWNSHIP 19 SOUTH, RANGE 61 EAST, W.D.M., CITY OF NORTH LAS VEGAS, CLARK COUNTY, NEVADA.

BEING PARCELS 1, 2, 3 AS SHOWN BY MAP THEREOF IN BOOK 170, PAGE 38 OF PLATS IN THE CLARK COUNTY RECONCILER'S OFFICE, NEVADA, LYING WITHIN THE SOUTHEAST QUARTER (SE¹4) OF SECTION 15, TOWNSHIP 19 SOUTH, RANGE 61 EAST, W.D.M., CITY OF NORTH LAS VEGAS, CLARK COUNTY, NEVADA.

[illegible]

DR HORTON, INC
VILLAGES AT TULE SPRINGS 1.22
BOUNDARY MAP

DR HORTON, INC
VILLAGES AT TULE SPRINGS 1.22
BOUNDARY MAP

DR HORTON, INC
VILLAGES AT TULE SPRINGS 1.22
BOUNDARY MAP



DHI



DHI



DHI

STATE OF NEVADA
PUBLIC PROFESSIONAL
OIA D.
NICHOLSON
for 1/1/1988
CIVIL

DATE: 01/20/2024

DRAWING

BD

1 OF 1 SHTS



Land Development and
Community Services Department

Affidavit of Neighborhood Meeting

Neighborhood Meetings that are held prior to a required Task Force Meeting will not be accepted.

Project Name: VTs Village 1 Phase 4 Parcel 1.22 Location: Tule Springs Parkway and Eglington Street

Ward No.: 4

On the 15th day of JULY, 2024, I sent an email notification to the City of North Las Vegas Planning & Zoning division, planningandzoning@cityofnorthlasvegas.com, and to the following individuals in the Office of Mayor and Council:

pebenitor@cityofnorthlasvegas.com

lomelic@cityofnorthlasvegas.com

perkinsparschab@cityofnorthlasvegas.com

glassfordl@cityofnorthlasvegas.com

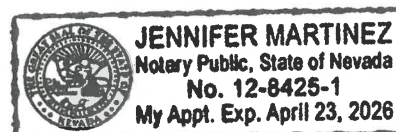
On the 15th day of JULY, 2024, I deposited in the United States mail, with sufficient postage prepaid, a true and correct copy of the individual public notice of a neighborhood meeting to the recorded real property owners and/or taxpayers, as shown on the Clark County Assessor's records as of the 11th day of JULY, 2024, who have been found to own property within a radius of 750 feet of the property in question or the closest 30 separate owned parcels whichever is greater; and each tenant of a mobile home park if that park is located within a radius of 750 feet of the property in question and any property that is contiguous and under the same or common ownership as the subject property. The notices were addressed and sent to those addresses. Sufficient means were used to obtain valid addresses for all properties within the notification boundary. A copy of the individual notice is attached and incorporated by reference.

[Signature]
Signature of Applicant or Representative

Lindsay Kaempfer
Applicant or Representative's Name Printed

Subscribed and sworn before me this 26th day of July, 2024.

[Signature]
Notary Public in and for the State of Nevada



Lindsay Kaempfer

From: Lindsay Kaempfer
Sent: Monday, July 15, 2024 3:23 PM
To: 'planningandzoning@cityofnorthlasvegas.com'; 'pebenitor@cityofnorthlasvegas.com'; 'lomelic@cityofnorthlasvegas.com'; 'perkinsparschab@cityofnorthlasvegas.com'; 'glassfordl@cityofnorthlasvegas.com'
Subject: Neighborhood Meeting Notice - VTS 1.22
Attachments: 7.25.24 neighborhood meeting notice -VTS 1.22.pdf

Please see attached a neighborhood meeting notice.

Thank you,

KAEMPFER

CROWELL

Lindsay A. Kaempfer (She/Her)

Paralegal / Zoning Coordinator
Kaempfer Crowell
1980 Festival Plaza Drive, Suite 650
Las Vegas, NV 89135-2958
Tel: (702) 792-7000
Fax: (702) 796-7181
Email: lkaempfer@kcnvlaw.com

| [WEBSITE](#) |



**LAS VEGAS
REVIEW JOURNAL
BUSINESS PRESS**

**Kaempfer Crowell is a 2024 Top
Workplace!
3 Years Running**



Please consider the environment before printing this email

This e-mail communication is a confidential attorney-client communication intended only for the person named above. If you are not the person named above, or the employee or agent responsible for delivery of the following information, you are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone (702) 792-7000. Also, please e-mail the sender that you have received the communication in error. We will gladly reimburse your telephone expenses. Thank you.

IRS Circular 230 Notice: To ensure compliance with requirements imposed by the IRS, we inform you that any federal tax advice contained in this communication (including any attachments) is not intended or written to be used, and cannot be used, for the purpose of (i) avoiding penalties under the Internal Revenue Code or (ii) promoting, marketing or recommending to another party any transaction or matter addressed herein.

NEIGHBORHOOD MEETING

You are cordially invited to attend a neighborhood meeting to discuss a proposed Zone Change for parcel 1.22 for future development in the Villages at Tule Springs located near Revere St. and I-215

APN's: 124-15-315-003
Current Zoning: Planned Community District High Density Residential (R-3 PCD)
Proposed Zoning: Planned Community District Single Family Medium Density (R-2 PCD)
Comprehensive Plan: Master Planned Community (MPC)

Date: July 25, 2024
Time: 5:30 p.m.
Location: Aliante Hotel and Casino
7300 N. Aliante Parkway
North Las Vegas NV 89084



Please contact Lindsay Kaempfer of Kaempfer Crowell at lkaempfer@kcnvlaw.com or 702-792-7043 with any questions or comments.

NEIGHBORHOOD MEETING SUMMARY

DR Horton – Villages of Tule Springs
Parcel 1.22
July 25, 2024

On July 25, 2024, Kaempfer Crowell hosted a neighborhood meeting at the Aliante Hotel for parcel 1.22 within the Village of Tule Springs to discuss a proposed zone change.

No neighbors were in attendance.



Real Property Management
1180 Military Tribute Place
Henderson, NV 89074

School Development Tracking Form

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

Date Filed 07/08/2024 Application Number T-MAP-06-2024 Entity NLV

Company Name D.R Horton, Inc

Contact Name _____

Contact Mailing Address _____

City _____ State _____ Zip Code _____

Phone (702) 413-0955 Email _____

Project Name VTs Village 1 Phase 4 Parcel 1.22

Project Description Develop 96 single family residential units
Located at Tule Springs Parkway & Eglington Street
11.85 gross acres

APN's 124-15-315-003

Student Yield	Elementary School	Middle School	High School
Single-Family Units (1) 96	x 0.142 = 14	x 0.080 = 8	x 0.130 = 13
Multi-Family Units (2)	x 0.124 = 0	x 0.061 = 0	x 0.080 = 0
Resort Condo Units (3)			
Total	14	8	13

(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
Hayden, Don E. ES	150 W Rome Blvd	K-5	650	767	05/01/24
Duncan, Ruby ES	250 W Rome Blvd	K-5	672	700	05/01/24
Cram, Brian & Teri MS	1900 W Deersprings Way	6-8	1529	1374	05/01/24
Legacy HS	150 W. Deer Springs Way	9-12	2457	2521	05/01/24

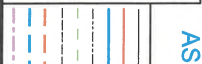
* CCSD Comments Hayden, Don E. ES was over program capacity for the 2023-2024 school year. Hayden, Don E. ES was 118% over program capacity.

☐ Approved

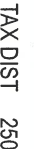
☐ Disapproved

USE THIS SCALE (FEET) WHEN MAP REDUCED FROM 11X17 ORIGINAL

0 100 200 400 600 800



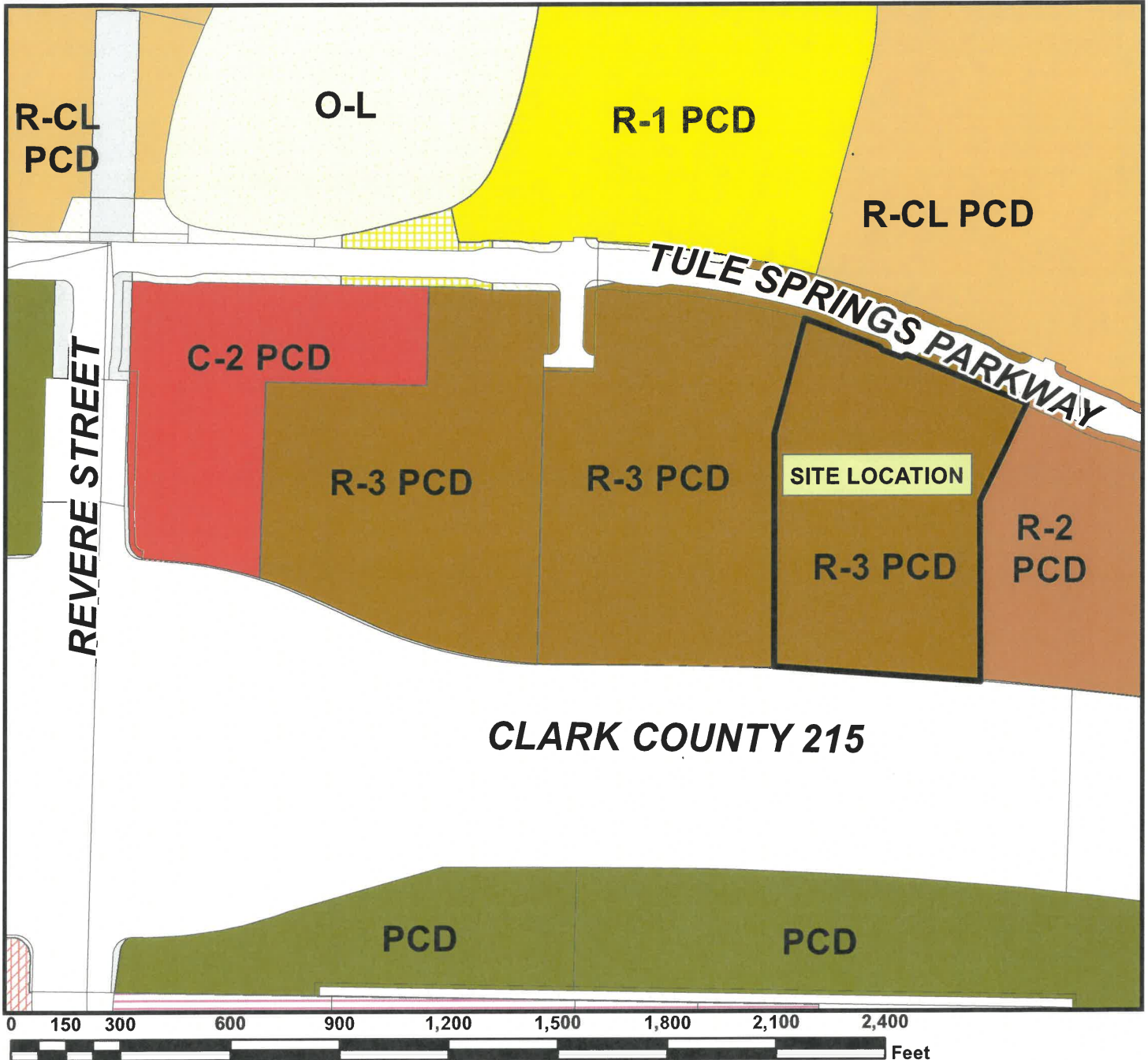
124-15-3





THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: D.R. Horton, Inc.
Application Type: Property Reclassification
Request: A Property Reclassification of 11.85 Acres from R-3 PCD(High Density Residential Planned Community Development District) to R-2 PCD (Medium High Density Residential Planned Community Development District)
Project Info: North of Clark County 215 and Approximately 1,800 Feet East of Revere Street
Case Number: ZN-08-2024

08/06/2024

