

April 11, 2024

VIA ONLINE SUBMITTAL

City of North Las Vegas
Planning and Zoning Division
Attn: Robert Eastman
2250 Las Vegas Blvd, North
North Las Vegas, NV 89030

Re: Revised Major Modification to the Villages at Tule Springs Village 2

Dear Robert:

This office represents Pacific Oak SOR Tule Springs Owner TRS, LLC (the "Applicant"), the Master Developer for The Villages at Tule Springs. The Applicant respectfully request a major modification to the Second Amended and Restated Development Agreement for The Villages at Tule Springs ("Development Agreement") to allow for an update to the Land Use Plan relating to Village 2 of The Villages at Tule Springs Master Planned Community ("Planned Community"). Village 2 was planned for and approved by the City of North Las Vegas City Council for primarily an active adult development, but the market in the surrounding area has changed since that approval almost ten years ago. There is significant demand for traditional housing in North Las Vegas and the surrounding community, and there is an opportunity for such housing in Village 2.

The Applicant respectfully requests a Major Modification to the Development Agreement to allow for the following changes.

1. Delete the required Active Adult Community from the Development Agreement (Recital L and Section 2.03) and amend and replace the Village 2 Land Use Plan (Exhibit B to the Development Agreement) as submitted herein with a mix of traditional housing densities, ample parks and trails, some commercial and dedicated land for a new elementary school. Section 2.02 of the Development Agreement requires the Master Developer and the City to work together to amend the Master Development Plan to address the impacts associated with the development of anything other than an Active Adult Community if such is not developed. The Master Developer and City have worked together on the proposed new Village 2 Land Use Plan to ensure that an elementary school location has been added (not previously required) in the center of the Village, that additional parks and trails have been provided to connect and serve the various housing subdivisions within the Village, and that multifamily development has been added to buffer between the 215 Beltway and the newly approved Commercial/Resort Casino and the proposed single family homes. The

Applicant has agreed that any density transfers from the High Density Multi-family parcels will require a Major Modification application.

2. Reallocate and add to the currently allowed 2,662 residential units in Village 2 through density transfers and new units based on the following:
 - a. Transfer 262 units from Village 3 to Village 2;
 - b. Add an additional 826 residential units to Village 2; and
 - c. Increase the Village 2 total residential units from 2,662 units to 3,750 units.
- The Development Agreement originally contemplated much greater densities and the services provided to the City of North Las Vegas for Fire and Police were based on and contributed to the City of North Las Vegas with those higher densities in place, so unless otherwise agreed upon by the Applicant and the City the proposed increase of 826 units should not trigger further obligations beyond the added elementary school site and added parks and trails.
3. The Commercial/Resort Casino remains unchanged and is not a part of this Major Modification or owned by the Master Developer.
 4. The Village Developer (after assigned by the Master Developer) and the City shall work together to revise the current master engineering studies pursuant to the requirements stated within the Development Agreement, as well as amend the Parks and Trails agreement with design specifications to be similar to those specifications included within the current Parks and Trails agreement for Association Parks Neighborhood Parks and Community Parks and amend The Villages at Tule Springs Master Development Standards (the "Development Standards") as applicable based on the approved Village 2 Land Use Plan.
 5. Re-number all parcels with changes in acreage.
 6. Modify the Land Use Categories in Village 2 as shown on the Land Use Legend and the approved Density Table to better describe and allow for a variety of proposed housing and densities in Village 2.
 7. Realign N 5th Street north of the detention basin per coordination with the City.
 8. Realign the east/west collector and other collector roads within Village 2.
 9. Revise the total allocated park acreage for Village 2 to:
 - a. Improve and dedicate to the City 7.17 acres for the trailhead west of N. 5th Street known as TH 2.01 as shown in concept on the attached Village 2 Parks Agreement exhibit, including the pedestrian sidewalk;
 - b. Improve and dedicate to the City the 3.5 acre worship site in Village 1, known as Parcel 1.10, for a park to include two soccer fields and a parking lot area;
 - c. Add a .39 acre 5-foot wide asphalt trail along the drainage channel as shown in concept on the attached Village 2 Parks Agreement exhibit;
 - d. 40.84 acres of lineal park area;
 - e. 13.91 acres of neighborhood park area; and
 - f. 4.75 acres of associated park area.

Unless otherwise mutually agreed upon, the Master Developer and/or Village Developer shall have no further obligations as part of this Major Modification including no obligation to landscape or improve the detention basins or to add any additional trailheads or parking lots not shown on the proposed new Land Use Plan.

10. The Applicant will agree to amend the Regional Park trigger to the earlier of 2000 permits

within Village 1 or a specified date to be determined prior to the City Council's action on this Major Modification.

11. Modify the Master Wall Plan, Monumentation Plan, Parks and Trails Plan, and Service Area Plan for Village 2 to be consistent with the new Village 2 Land Use Plan.
12. Update the required phasing plan for Village 2. In the City's approved January 9, 2020 Minor Modification (DA-04-19) regarding VTS Parks & Phasing Plan modifications, Section 2 of that Minor Mod states the following: "Village 2 shall be developed in two undetermined phases. The phase plan for Village 2 will be submitted to the City once the phases have been determined by the Master Developer." Therefore, with this Village 2 Major Modification, the Applicant is requesting the enclosed Village 2 - Phasing Plan be approved by the City for use in the development of Village 2.

Enclosed herein you will find the following proposed exhibits for your review and consideration as part of this Major Modification request.

- A. Village 2 – Conceptual Land Use Plan
- B. Density Transfer Table
- C. Village 2 – Phasing Plan
- D. Village 2 - Conceptual Park Acreage Agreement

Thank you for your consideration of this application. Please give me a call at (702) 792-7045 or email me at sallen@kcnvlaw.com if you have any questions.

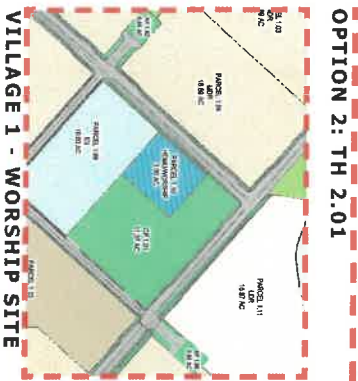
Very truly yours,

KAEMPFER CROWELL



Stephanie Hardie Allen

SHA/adb



PARK LAND REQUIREMENTS ANALYSIS		CITY OF MOBILE, ALA.
TULLE SPRINGS VILLAGE 2 PROPOSED UNITS	NUMBER OF RESIDENTS PER UNIT	VEGAS PARK REQUIREMENTS PER 1,000 RESIDENTS
3,750 D.U.	3.17	2.5 A.C.

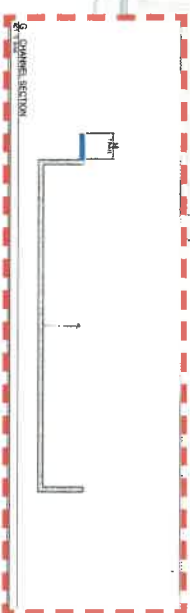
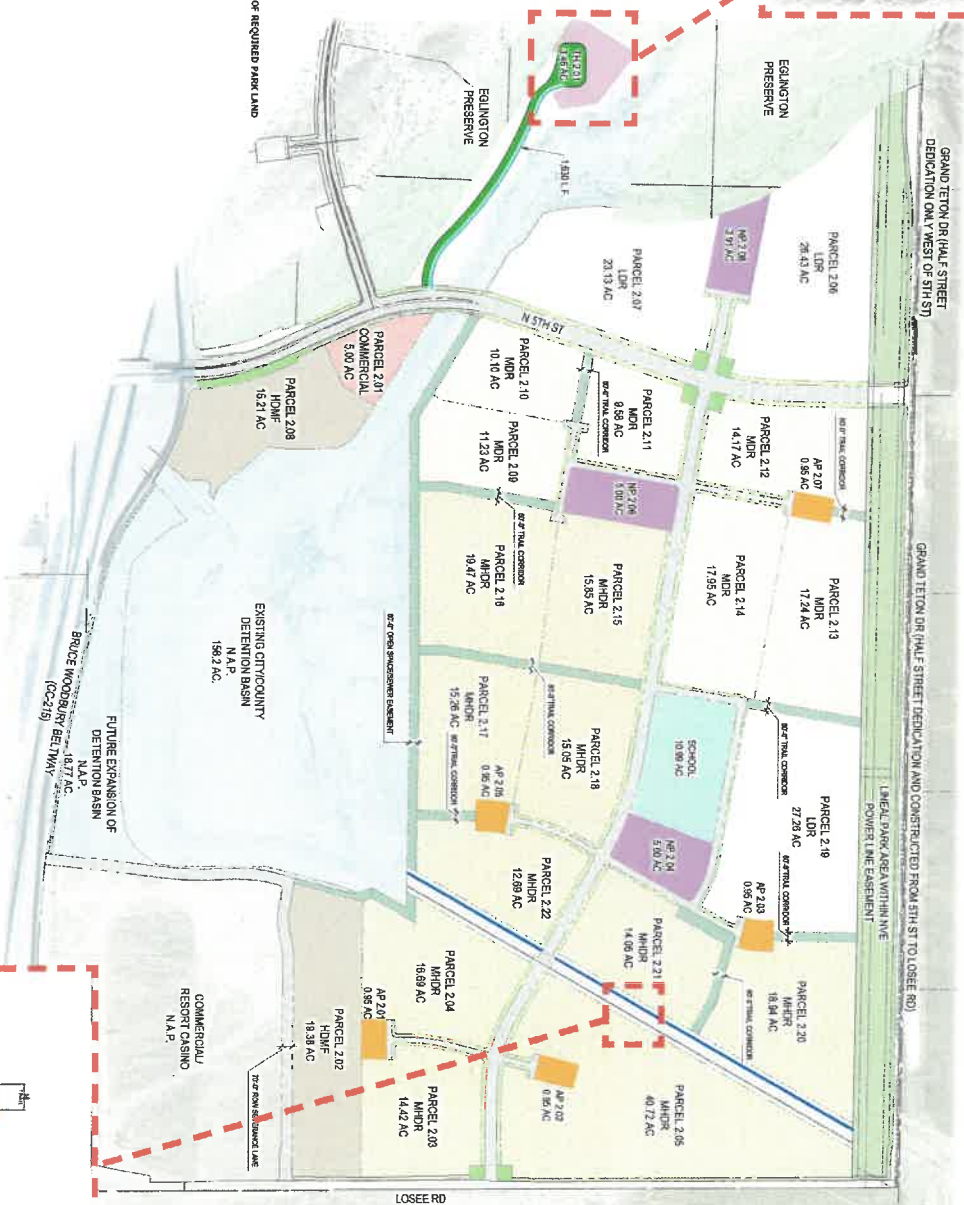
REQUIRED PARK LAND CALCULATION:

11.889	
3,750 D.U. X 3.17 =	11.89
1,000	
X 2.5 A.C. =	29.72 A.C.

OF REQUIRED PARK LAND

PROPOSED PARK LAND	ACREAGE
ACRES	- 4.75 AC.
REMAINING REQUIRED PARK	- 13.91 AC.
ACRES	11.06 AC.
WOODED SITE	- 3.59 AC.
REMAINING REQUIRED PARK	7.56 AC.

PROPOSED PARK LAND	ACREAGE
IMPROVEMENTS	
IMPROVEMENTS TO LOT 10	- 3.46 AC.
IMPROVEMENTS	- 3.52 AC.
IMPROVEMENTS	- 0.19 AC.
PERMANENTLY ACQUIRED AS PART OF TRAIL & BIOPARK DEVELOPMENT	- 0.39 AC.
TOTAL PROPOSED IMPROVEMENTS	- 7.56 AC.
ADDITIONAL REQUIRED PARK ACRES	0 AC.



TULE SPRINGS VILLAGE 2 NORTH LAS VEGAS, NEVADA



LEGEND	
---	PROPERTY BOUNDARY
---	RIGHT-OF-WAY
---	PROPERTY LINE
---	TRAIL
---	OPEN SPACE

OPEN SPACE	
Area	Acres
Parcel 2.01	0.23
Parcel 2.02	0.23
Parcel 2.03	0.23
Parcel 2.04	0.23
Parcel 2.05	0.23
Parcel 2.06	0.23
Parcel 2.07	0.23
Parcel 2.08	0.23
Parcel 2.09	0.23
Parcel 2.10	0.23
Parcel 2.11	0.23
Parcel 2.12	0.23
Parcel 2.13	0.23
Parcel 2.14	0.23
Parcel 2.15	0.23
Parcel 2.16	0.23
Parcel 2.17	0.23
Parcel 2.18	0.23
Parcel 2.19	0.23
Parcel 2.20	0.23
Parcel 2.21	0.23
Parcel 2.22	0.23
Parcel 2.23	0.23
Parcel 2.24	0.23
Parcel 2.25	0.23
Total	5.75

Westwood

Phone: (702) 284-5500
Fax: (702) 284-5501
Email: info@westwood.com
Website: www.westwood.com

7215 W. Sahara Ave., Suite 100
Las Vegas, NV 89119

OPEN SPACE EXHIBIT

DATE: 1/8/2024
SCALE: 1" = 300'
PROJECT #: PWC2308



The Villages at Tule Springs Density Transfer

January 30, 2024

Village 1

Current Plan								Previous Approved Plan			
Parcel	Developable Acreage	Use	Maximum Density per Acre	Transferred Units	Major Mod Additional Units	Maximum Density per Parcel	Variance (Units)	Developable Acreage	Use	Maximum Density per Acre	Maximum Density per Parcel
1.01	28.38	Res	4.2	0	0	119	0	28.38	Res	4.19	119
1.02	30.09	Res	4.1			124	0	30.09	Res	4.12	124
1.03	16.89	Res	7.1			120	0	16.89	Res	7.10	120
1.04	16.89	Res	8.3			140	0	16.89	Res	8.29	140
1.05	12.27	Res	5.5			68	0	12.27	Res	5.54	68
1.06	14.13	Res	14.2			201	0	14.13	Res	14.23	201
1.07	15.44	Res	6.2			95	0	15.44	Res	6.15	95
1.08	24.19	Res	14.5			351	0	24.19	Res	14.51	351
1.09	10.00	Elementary School	0.0			0	0				
1.10	3.50	Worship	0.0			0	0				
1.11	16.97	Res	3.9			67	0	17.65	Res	3.80	67
1.12	27.69	Res	5.1			142	0	28.10	Res	5.05	142
1.13	16.63	Res	7.9			132	0	16.63	Res	7.94	132
1.14	18.22	Res	7.0			127	0	18.22	Res	6.97	127
1.15	39.25	Res	4.5			178	0	40.06	Res	4.44	178
1.16	35.38	Res	2.3			83	0	34.51	Res	2.41	83
1.17	26.95	Res	7.1			192	0	27.60	Res	6.96	192
1.18	23.17	Res	7.0			162	0	23.69	Res	6.84	162
1.19	23.63	MU	21.2			500	0	23.11	MU	21.64	500
1.20	26.83	Res	4.4			118	0	26.83	Res	4.40	118
1.21	14.55	Res	13.7			200	0	14.55	Res	13.75	200
1.22	11.27	MF	27.5			310	0	11.27	MF	27.51	310
1.23	31.48	Res	5.9			185	0	31.48	Res	5.88	185
1.24	12.42	Res	8.0			99	0	12.42	Res	7.97	99
1.25	10.37	Res	14.5			150	0	10.37	Res	14.46	150
1.26	15.65	Res	14.4			226	0	15.65	Res	14.44	226
V1 Subtotal	522.24			0	0	4,089	0	510.42			4,089

Village 2

Current Plan								Previous Approved Plan			
Parcel	Developable Acreage	Use	Maximum Density per Acre	Transferred Units	Major Mod Additional Units	Maximum Density per Parcel	Variance (Units)	Developable Acreage	Use	Maximum Density per Acre	Maximum Density per Parcel
2.01	5.00	COM	0.00	-167		0	-167	33.30	Res	5.02	167
2.02	19.38	MF	21.78	376		422	376	9.11	Res	5.05	46
2.03	14.42	Res	10.19	147		147	147	14.14	Res	0.00	0
2.04	16.69	Res	10.19	-75		170	-75	41.06	Res (AA)	5.97	245
2.05	40.72	Res	10.19	290		415	290	20.93	Res (AA)	5.97	125
2.06	26.43	Res	4.99		4	132	4	21.39	Res (AA)	5.98	128
2.07	23.13	Res	5.02	-49		116	-49	27.70	Res (AA)	5.96	165
2.08	15.21	MF	20.12	153	39	306	192	19.13	Res (AA)	5.96	114
2.09	11.23	Res	8.10		19	91	19	12.16	Res (AA)	5.92	72
2.10	10.10	Res	8.12	-65		82	-65	24.69	Res (AA)	5.95	147
2.11	9.58	Res	8.14	-52		78	-52	22.25	Res (AA)	5.84	130
2.12	14.17	Res	8.12		5	115	5	18.93	Res (AA)	5.81	110
2.13	17.24	Res	8.06	-28		139	-28	28.70	Res (AA)	5.82	167
2.14	17.95	Res	8.13	44		146	44	17.52	Res (AA)	5.82	102
2.15	15.85	Res	11.99		34	190	34	27.06	Res (AA)	5.76	156
2.16	19.47	Res	12.02		95	234	95	23.99	Res (AA)	5.79	139
2.17	15.26	Res	11.99		87	183	87	16.65	Res (AA)	5.77	96
2.18	15.05	Res	11.96		76	180	76	18.05	Res (AA)	5.76	104
2.19	27.26	Res	5.03	-312		137	-312	20.40	MU	22.01	449
2.20	18.94	Res	10.19		193	193	193	23.26	COM	0.00	0
2.21	14.06	Res	10.24		144	144	144	65.39	CASINO	0.00	0
2.22	12.69	Res	10.24		130	130	130	NA	NA	NA	NA
V2 Subtotal	379.83			262	826	3,750	1,088	505.81			2,662

Village 3

Current Plan								Previous Approved Plan			
Parcel	Developable Acreage	Use	Maximum Density per Acre	Transferred Units	Major Mod Additional Units	Maximum Density per Parcel	Variance (Units)	Developable Acreage	Use	Maximum Density per Acre	Maximum Density per Parcel
3.01	10.33	Res	13.1	62	0	135	62	10.33	Res	7.07	73
3.02	10.30	Res	14.9	80		153	80	10.30	Res	7.09	73
3.03	23.35	Res	1.3	-142		31	-142	23.35	Res	7.41	173
3.04	56.97	Res	6.7	0		380	0	56.97	Res	6.67	380
3.05	17.64	Res	6.2	-13		110	-13	17.64	Res	6.97	123
3.06	21.82	Res	4.6	-52		101	-52	21.82	Res	7.01	153
3.07	18.18	Res	6.4	-11		117	-11	18.18	Res	7.04	128
3.08	17.02	MU	0.0	-186		0	-186	17.02	MU	10.93	186
3.09	7.77	MU	0.0	0		0	0	7.77	MU	0.00	0
V3 Subtotal	183.38			-262	0	1,027	-262	183.38			1,289

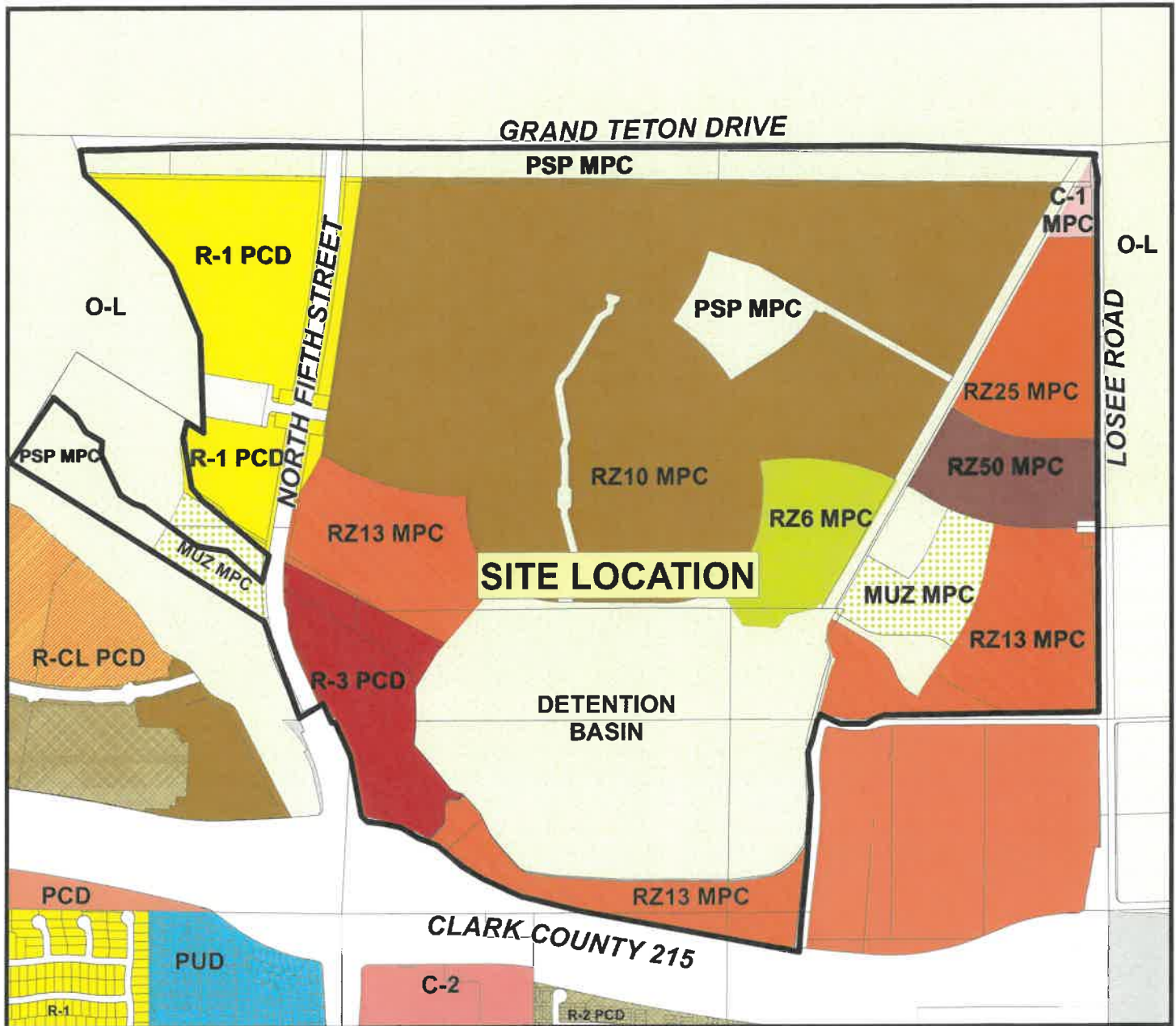
Village 4

Current Plan								Previous Approved Plan			
Parcel	Developable Acreage	Use	Maximum Density per Acre	Transferred Units	Major Mod Additional Units	Maximum Density per Parcel	Variance (Units)	Developable Acreage	Use	Maximum Density per Acre	Maximum Density per Parcel
4.01	17.61	Res	9.3	0	0	164	0	17.61	Res	9.31	164
4.02	24.90	Res	8.0			199	0	24.90	Res	7.99	199
4.03	24.86	Res	7.4			184	0	24.86	Res	7.40	184
4.04	10.00	ES	0.0			0	0				
4.05	16.06	Res	6.0			96	0	16.06	Res	5.98	96
V4 Subtotal	93.43			0	0	643	0	83.43			643
Total	1,178.88			0	826	9,509	826	1,283.04			8,683



THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



015800 600 9001,200,500,800,100,400,700,000,300,600,900,200,500,800,100,400,700,000,300,600

0 100 200 300 400 500 600 700 800 900 1000 Feet

Applicant: Pacific Oak SOR
 Application Type: Development Agreement
 Request: To Amend the Village 2 Land Use Plan; To Remove the Requirement for an Active Adult Community within Village 2; Transfer 262 Dwellings from Village 3 to Village 2; Increase the Number of Dwellings in Village 2 by an Additional 826 Dwellings; Amend the Density Cap Table; and Providing for Other Matters Properly Realting Thereto.
 Project Info: Generally Bounded by North Fifth Street, Grand Teton Drive, Losee Road, and the Tule Springs Master Planned Community
 Case Number: DA-03-2024

04/16/2024

