



DHI Engineering, LLC

DHI Engineering, LLC
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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

A handwritten signature in blue ink, appearing to read 'Gia D. Nguyen', with a stylized flourish at the end.

Gia D. Nguyen, P.E.
Area President

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.*

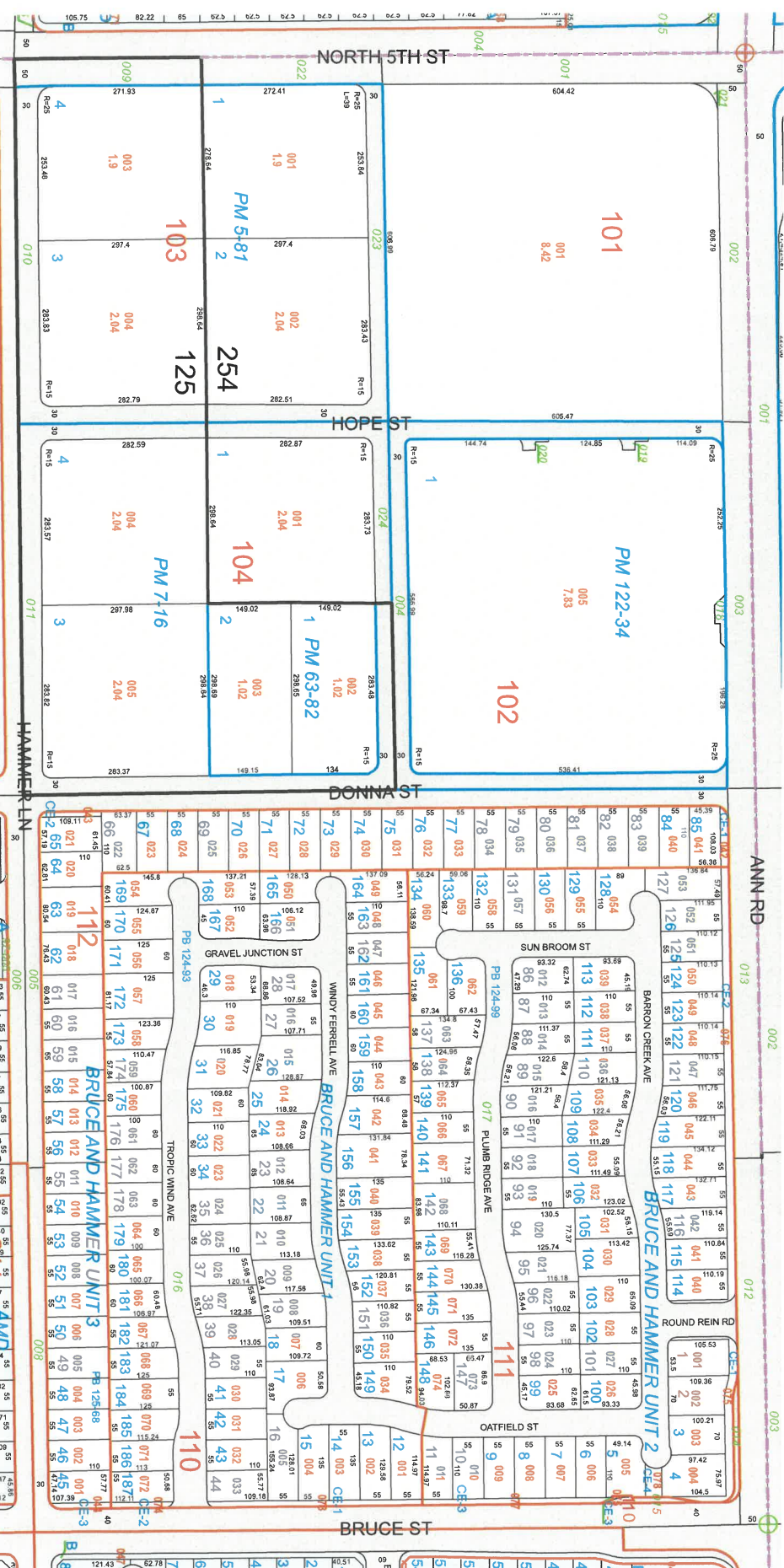
This map is an assessment, use only and does NOT represent a survey. No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.

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.

Briana Johnson - Assessor

	PARCEL BOUNDARY	CONDOMINIUM UNIT	007	RACEL PARCEL NUMBER
	SUB BOUNDARY	AIR SPACE PCL.	001	RACEL NUMBER
	PATL BOUNDARY	RIGHT OF WAY PCL	100	ACREAGE
	RACEL EASEMENT	MATCH LEADLINE	202	RACEL SUBAREA NUMBER
	MATCH LEADLINE	SUBSURFACE PCL	PR 24-6	PLAT RECORDING NUMBER
	HISTORIC SUB BOUNDARY		5	BLOCK NUMBER
	HISTORIC PAID BOUNDARY		LOT NUMBER	
	SECTION LINE			

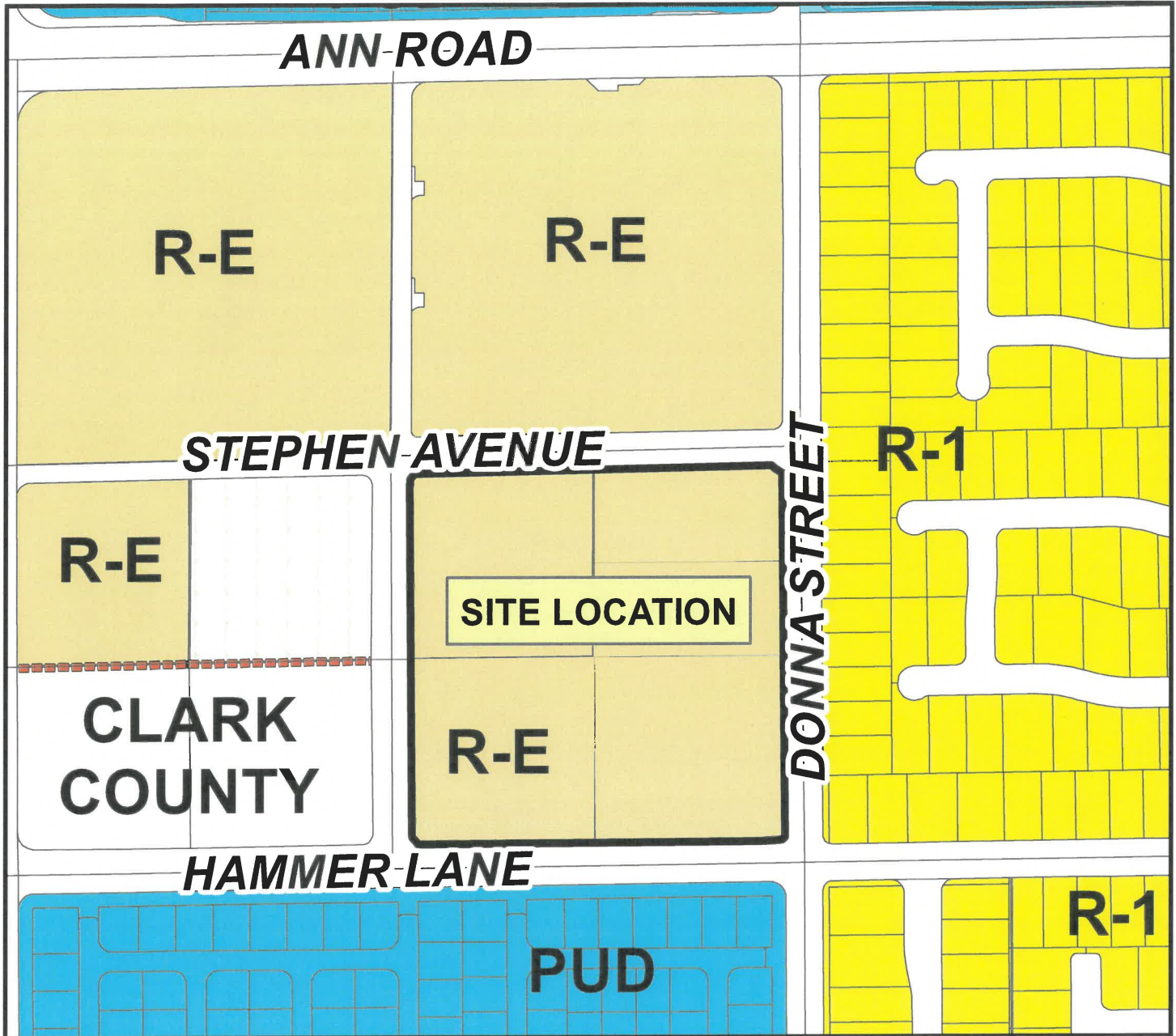
MAP		N 2 NW 4	
8	4	8	4
5	1	5	1
6	2	6	2
7	3	7	3
8	4	8	4
5	1	5	1





THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



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

